

Legislation Details (With Text)

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Title: Sale of City Surplus Properties adjacent to Interstate 77 to the North Carolina Department of Transportation

Attachments: 1. Sale of Surplus Properties to NCDOT

Date	Ver.	Action By	Action	Result
6/26/2017	1	City Council Business Meeting	Approve	Pass

Sale of City Surplus Properties adjacent to Interstate 77 to the North Carolina Department of Transportation

Action:

Approve the sale of City surplus properties totaling 3.623 acres to the North Carolina Department of Transportation (NCDOT) for \$130,925.

Staff Resource(s):

Mike Davis, Engineering and Property Management
Tony Korolos, Engineering and Property Management

Explanation

- The NCDOT I-77 Express Lanes Project is a road infrastructure project that will improve 26 miles of I-77 North between Uptown Charlotte and the Lake Norman area.
- NCDOT has identified portions of 27 City surplus properties that must be acquired to complete the project. All properties are vacant lots zoned R-8 located in Council District 2:
 - PID 075-094-01, 0.239 acres
 - PID 075-094-10, 0.256 acres
 - PID 075-096-11, 0.070 acres
 - PID 075-096-12, 0.053 acres
 - PID 075-096-13, 0.055 acres
 - PID 075-096-14, 0.071 acres
 - PID 075-096-15, 0.072 acres
 - PID 075-096-16, 0.072 acres
 - PID 075-096-17, 0.072 acres
 - PID 075-096-18, 0.073 acres
 - PID 075-096-19, 0.073 acres
 - PID 075-096-20, 0.073 acres
 - PID 075-096-21, 0.074 acres
 - PID 075-096-22, 0.079 acres
 - PID 075-097-12, 0.080 acres
 - PID 075-097-13, 0.071 acres
 - PID 075-097-14, 0.151 acres
 - PID 075-097-15, 0.152 acres
 - PID 075-097-16, 0.077 acres
 - PID 075-097-17, 0.232 acres
 - PID 075-097-18, 0.163 acres
 - PID 075-098-06, 0.085 acres
 - PID 075-098-07, 0.074 acres
 - PID 075-098-08, 0.063 acres
 - PID 075-098-09, 0.990 acres
 - PID 075-098-09, 0.080 acres
 - Right-of-way, 0.074 acres
 - Right-of-way, 0.079 acres
- NCDOT will pay \$130,925 for the parcels.
- The City's real estate appraiser determined the purchase price is representative of fair market value.
- North Carolina General Statute §160A-274 permits the City to sell property to another governmental unit, including the State, upon such terms and conditions as it deems wise, and the North Carolina Department of Administration has approved this state transaction.
- These parcels are not suitable for affordable housing because Duke Energy has a perpetual

easement and right-of-way on the properties which renders them unbuildable.

- This proposed sale has been through the Mandatory Referral process and the Planning Commission is expected to recommend the sale on June 20, 2017.
- This proposed sale is consistent with City Council's City-Owned Real Estate and Facilities Policy because the properties are underutilized, not appropriate for other uses, and revenue is maximized through a sale at market value.

Fiscal Note

Funding: Proceeds from the sale will be deposited into the General Capital Pay-As-You-Go Fund to support future capital investments per City Council policy.

Attachment(s)

Map