

Legislation Details (With Text)

File #:	15-11658	Version:	1	Name:	
Type:	Consent Item	Status:	Approved		
File created:	8/22/2019	In control:	City Council Business Meeting		
On agenda:	9/23/2019	Final action:	9/23/2019		
Title:	Property Transactions - Lakeview-Reames Intersection Improvements, Parcels #59 and 77				
Attachments:	1. Location Map - Condemnation - Lakeview - Reames Intersection Improvements.P59and77.pdf				

Date	Ver.	Action By	Action	Result
9/23/2019	1	City Council Business Meeting	Approve	Pass

Property Transactions - Lakeview-Reames Intersection Improvements, Parcels #59 and 77

Action: **Approve the following Condemnation: Lakeview-Reames Intersection Improvements, Parcels #59 and 77**

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Lakeview-Reames Intersection Improvements, Parcels #59 and 77

Owner(s): Reames Investment Corporation

Property Address: Lakeview Road and Reames Road

Total Parcel Area: 21,632 sq. ft. (0.497 ac.)

Property to be acquired by Fee: 2,405 sq. ft. (0.055 ac.) in Fee Simple

Property to be acquired by Easements: 1,003 sq. ft. (0.023 ac.) in Sidewalk and Utility Easement, plus 5,392 sq. ft. (0.124 ac.) in Temporary Construction Easement, plus 1,721 sq. ft. (0.04 ac.) in Utility Easement

Structures/Improvements to be impacted: Sign, irrigation and landscape lighting

Landscaping to be impacted: Trees, shrubs and various plantings

Zoned: MX-1

Use: Buffer Strip

Tax Code: 025-123-62 and 025-123-61

Appraised Value: \$104,625

Counter Offer: \$115,000

Property Owner's Concerns: Property owner is concerned with the compensation amount and project impacts.

City's Response to Property Owner's Concerns: Property owner was informed of their option to obtain their own appraisal in order to justify a counter offer and concerns with project impacts were addressed.

Outstanding Concerns: Property owner is still concerned with the project impacts.

Recommendation: To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 2