

Legislation Text

File #: 15-10310, Version: 1

Property Transactions - Little Sugar Creek Tributary Trunk Sewer to North Tryon Street, Parcel #6

Action: Approve the following Condemnation: Little Sugar Creek Tributary Trunk Sewer to North Tryon Street, Parcel #6

Project: Little Sugar Creek Tributary Trunk Sewer to North Tryon Street, Parcel #6

Owner(s): Don R. Reid and Lisa P. Reid

Property Address: 200 Wadsworth Place

Total Parcel Area: 220,297 sq. ft. (5.057 ac.)

Property to be acquired by Easements: 16,882 sq. ft. (.388 ac.) in Storm Drainage Easement, plus 15,661 sq. ft. (.36 ac.) in Sanitary Sewer Easement, plus 36,052 sq. ft. (.828 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: I-2

Use: Industrial

Tax Code: 081-021-03

Appraised Value: \$275,500

Property Owner's Counteroffer: \$610,000

Property Owner's Concerns: The property owner does not agree with amount of compensation offered.

City's Response to Property Owner's Concerns: Staff informed property owner they could obtain their own appraisal in order to justify their counter offer.

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

Council District: 1