

## Legislation Text

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File #: 15-11658, Version: 1

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### 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