

## Legislation Text

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File #: 15-12766, Version: 1

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### Property Transactions - Morehead at Caldwell Pedestrian Safety Project, Parcel # 1

**Action:** Approve the following Condemnation: Morehead at Caldwell Pedestrian Safety Project, Parcel # 1

**Project:** Morehead at Caldwell Pedestrian Safety Project, Parcel # 1

**Owner(s):** JFW Realty INC

**Property Address:** 453 East Morehead Street

**Total Parcel Area:** 16,117 sq. ft. (0.37 ac.)

**Property to be acquired by Easements:** 533 sq. ft. (0.012 ac.) Utility Easement, 742 sq. ft. (0.017 ac.) Temporary Construction Easement

**Zoned:** B-1

**Use:** Office

**Tax Code:** 125-137-04

<http://polaris3g.mecklenburgcountync.gov/#mat=592214&pid=12513704&gclid=12513704>

**Appraised Value:** \$23,375

**Property Owner's Concerns:** The property owner is concerned with the compensation amount and project impacts to future use.

**City's Response to Property Owner's Concerns:** The city informed the property owner they could obtain their own appraisal in order to justify a counter offer and explained the rationale of the design and how it meets the objectives for the project.

**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:** 1