

Legislation Text

File #: 15-14464, Version: 1

Property Transactions - I-85 North Bridge, Parcels #4.1, 4

Action: Approve the following Condemnation: I-85 North Bridge, Parcels #4.1, 4

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: I-85 North Bridge, Parcels #4.1, 4

Owner(s): Polymers Center of Excellence INC

Property Address: 8900 Research Drive

Total Parcel Area: 865,879 sq. ft. (19.878 ac.)

Property to be acquired by Easements: 23,287 sq. ft. (0.535 ac.) in Sidewalk and Utility Easement, 25,007 sq. ft. (0.574 ac.) in Slope Easement, 33,331 sq. ft. (0.765 ac.) in Right-of-Way and Utility Easement, 680 sq. ft. (0.016 ac.) in Waterline Easement, 71,108 sq. ft. (1.632 ac.) in Temporary Construction Easement, 19,516 sq. ft. (0.448 ac.) in Utility Easement, 116,453 sq. ft. (2.673 ac.) in Right-of-Way Easement

Structures/Improvements to be impacted: Fence

Landscaping to be impacted: Trees

Zoned: RE-2

Use: Laboratory / Research

Tax Code: 047-141-03

<https://polaris3g.mecklenburgcountync.gov/#mat=210177&pid=04714103&qsid=04714103>

Appraised Value: \$613,050

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner's representative they could obtain their own appraisal in order to justify a counteroffer.

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: 4