

## Legislation Text

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File #: 15-14565, Version: 1

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### Property Transactions - Idlewild and Monroe Intersection - Phase II, Parcel #40

**Action:** Approve the following Condemnation: Idlewild and Monroe Intersection - Phase II, Parcel #40

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:** Idlewild and Monroe Intersection - Phase II, Parcel #40

**Program:** Idlewild and Monroe Intersection - Phase II

**Owner(s):** Independence Shopping Center Charlotte NC L.P.

**Property Address:** 5622 East Independence Boulevard

**Total Parcel Area:** 587,632 sq. ft. (13.49 ac.)

**Property to be acquired by Easements:** 2,501 sq. ft. (0.057 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** B-2

**Use:** Business

**Tax Code:** 191-011-02

<https://polaris3g.mecklenburgcountync.gov/#mat=152655&pid=19101102&qsid=19101102>

**Appraised Value:** \$9,625

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property and the amount of compensation offered.

**City's Response to Property Owner's Concerns** The city explained the rationale of the design and how it meets the objectives for the project and informed the property owner 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:** 5