



Legislation Details (With Text)

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File created: 12/30/2014 **In control:** City Council
On agenda: 1/20/2015 **Final action:** 1/20/2015
Title: Resolution Rescinding Resolution Number 168-14 and Authorizing Conveyance of Three Properties Located at 4453 Old Battleground Road, 3846 Battleground Avenue and 3920-YY Cotswold Avenue for the NCDOT U-2524C/041 Urban Loop

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1015 REVISED (3846 Battleground Ave).pdf, 2. Vicinity 1015 REVISED (3846 Battleground Ave).pdf, 3. NCDOT 6-17-14 and 3-5-13 resolutions revised.pdf, 4. 15-0051 NCDOT reso..pdf

Date	Ver.	Action By	Action	Result
1/20/2015	1	City Council	adopt	Pass

Resolution Rescinding Resolution Number 168-14 and Authorizing Conveyance of Three Properties Located at 4453 Old Battleground Road, 3846 Battleground Avenue and 3920-YY Cotswold Avenue for the NCDOT U-2524C/041 Urban Loop

Department: Engineering & Inspections
Council District: 3

Public Hearing: N/A
Advertising Date/By: N/A

Contact 1 and Phone: Kenney McDowell 373-2302
Contact 2 and Phone: Ted Partrick 373-2308

PURPOSE:

The North Carolina Department of Transportation (NCDOT) has revised their offer to purchase land that City Council approved for sale. City Council is requested to rescind resolution 168-14 and to approve the sale of portions of three City properties in the amount of \$98,500.00.

BACKGROUND:

The NCDOT has made three offers to purchase land for the Urban Loop interchange at Battleground. Two previous offers accepted and approved by City Council on March 3, 2013, and June 17, 2014, included four properties at 4453 Old Battleground Road, 3846 Battleground Avenue, 3920-YY Cotswold Avenue, and 4453-YY Old Battleground Road. They were retracted by NCDOT after their reviews of their construction needs in 2013 and their title researches in 2014.

NCDOT has determined that the property at 4453-YY Old Battleground Road, most of which is dedicated open space and drainage-way, is not owned by the City. The original offer from NCDOT was based on the Guilford County tax map information at the time of the offer, which was not accurate for that property, without any other title search. The County tax records have been corrected.

A new offer to purchase property has eliminated the 4453-YY property, and the purchase price has been reduced from \$417,450 to \$98,500. The eliminated 7.8 acre property is zoned CD-RM-5 and outside the flood plain, so it was the most valuable land. Rescinding Council's resolution 168-14, which was for a bundle of four properties, is required to remove that property from the sale.

The value of the land on three remaining parcels was appraised by McCracken and Associates with a value of \$98,500. It consists of portions of 4453 Old Battleground Road (parcel 0080322), 3846 Battleground Avenue (parcel 0080317) and 3920-YY Cotswold Avenue (parcel 0081197). The total area of the land conveyance is 13.546 acres (590,064 SF) of right-of-way and 0.127 acres (5,632 SF) of permanent drainage easement. The land is in the flood plain with much of it in the floodway itself. The zoning is PNR.

BUDGET IMPACT:

The proceeds of this sale will be deposited in the General Fund Account: #101-0000-00.8616, Sale of Real Estate.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspection Department recommends that City Council rescind resolution 168-14 and authorize the sale of City property to NCDOT for the amount of \$98,500.00.