



Legislation Details (With Text)

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On agenda:	9/15/2020	Final action:		9/15/2020	
Title:	Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Mount Zion Baptist Church of Greensboro, Inc. Located at 1301, 1321, 1323 and 1324 Alamance Church Road and 2101 Willow Road in Connection with the Alamance Church Road Improvements Project				
Sponsors:					
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Attachments:	1. SoS_Mt. Zion.pdf, 2. Vicinity 1581 (1301,1321,1323,1324 Alamance Church Rd, 2101 Willow Rd).pdf, 3. Sitemap 1581 (1301,1321,1323,1324 Alamance Church Rd, 2101 Willow Rd2).pdf, 4. 20-0614 RES Mt. Zion Baptist.pdf				

Date	Ver.	Action By	Action	Result
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Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Mount Zion Baptist Church of Greensboro, Inc. Located at 1301, 1321, 1323 and 1324 Alamance Church Road and 2101 Willow Road in Connection with the Alamance Church Road Improvements Project

Council Priority: Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Legal

Council District: 1

Public Hearing: NA

Advertising Date/By: NA

Contact 1 and Phone: Kenny McDowell, ext. 4578

Contact 2 and Phone: Alan Andrews, ext. 2320

PURPOSE:

The City seeks to acquire Four (4) Proposed Margin Tracts consisting of 29,746 sq. ft., 4,920 sq. ft., 4,281 sq. ft. and 423 sq. ft., Three (3) Permanent Drainage Easements consisting of 681 sq. ft., 500 sq. ft., and 40 sq. ft., and Four (4) Temporary Construction Easement (TCEs) consisting of 4,240 sq. ft., 3,948 sq. ft., 1,216 sq. ft. and 882 sq. ft. of the property owned by Mount Zion Baptist Church of Greensboro, Inc. located at 1301, 1321, 1323 and 1324 Alamance Road and 2101 Willow Road, designated as Parcel Nos. 79832, 79833, 79865, 79866 and 79870 in the Morehead/ Gilmer Township for the Alamance Church Road Improvements. The Property Management Section of the Engineering and Inspections Department (PM) requests Council to authorize the initiation of condemnation proceedings because it has been unable to negotiate a purchase price with the property owner.

BACKGROUND:

PM attempted to negotiate a purchase within the total appraised value of \$66,375.00 for the property. An independent appraiser, Charles D. Foster, Certified General Real Estate Appraiser, License No. A-1070, calculated and submitted the value of the property for the City. The appraiser used generally accepted appraisal methods and calculated the value based upon the nature of the taking and the square footage taken. PM sent an initial written Offer to Purchase to the property owner on December 2, 2019. PM made several attempts to purchase the property within the appraised amount, but its efforts were not successful. Therefore, PM recommends that the City Council adopt a resolution authorizing the City Attorney to institute proceedings to condemn the required property. Following City Council's approval, the Legal Department will send a letter to the owner giving them at least thirty (30) days' notice of the City's intent to file an eminent domain lawsuit. After the lawsuit is filed and discovery is completed, a mediation or Commissioner's Hearing, or both, are held to try to resolve the matter with the property owner before trial. Additionally, the parties are free to continue negotiations through the date of trial.

The Alamance Church Road Improvements Project is needed to provide motorists, bicyclists, and pedestrians with a safer and less congested commute. The improvements consist of widening the road to accommodate a center turn lane, bike lanes, curb and gutter, and sidewalks on both sides of the roadway.

The acquisition necessary for this property is Four (4) Proposed Margin Tracts totaling 39,370 square feet, Three (3) Permanent Drainage Easements totaling 1,221 square feet and (4) Proposed Temporary Construction Easements (TCEs) totaling 10,286 square feet located at 2101 Willow Road and 1301, 1321, 1323 and 1324 Alamance Church Road.

The property is zoned R-5 and R-3 (Residential Single-Family 5 and Residential Single-Family 3).

City staff further recommends that the City Council authorize payment of the estimated amount of the value of the property to the Clerk of Superior Court for disbursement to the owner. This will allow the City to take possession, which is required before work for this Project can commence on the property.

BUDGET IMPACT:

The funding for this eminent domain action is budgeted in Account Number 471-4502-17.6012 Activity #A 17103. A minimum of \$66,375.00 will be expended to acquire this property, in addition to any litigation costs and/or settlement agreements.

RECOMMENDATION / ACTION REQUESTED:

City Council approval of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the property of Mount Zion Baptist Church of Greensboro, Inc. in connection with the Alamance Church Road Improvements Project.