



Date: July 8, 2014
To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Joel V. Reitzer, Director, General Services Department
Subject: Sale of Property between the City of Durham and the North Carolina Department of Transportation for the Widening of Old Oxford Road at Danube Lane (Parcel #172089)

Executive Summary

The North Carolina Department of Transportation (NCDOT) has requested to purchase a small vacant parcel owned by the City of Durham (City). The .025 acre parcel is located at the intersection of Old Oxford Road and Danube Lane and has a current tax value of \$544.00. The NCDOT proposes to compensate the City in the amount of \$600.00. The property is necessary for completion of safety improvements at the intersection of Old Oxford Road and Danube Lane. The proposed safety improvements include construction of left-turn lanes on Old Oxford Road and installation of a traffic signal.

Sale of this parcel is permissible under Charter Section 160A-274, which states, “any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property.”

Recommendation

The General Services Department recommends that City Council: 1. Declare parcel #172089 as surplus property; 2. Propose to accept the offer of \$600.00 from the North Carolina Department of Transportation; 3. Authorize the City Manager to sell and the City Manager or the Mayor to convey parcel #172089 by deed to the North Carolina Department of Transportation.

Background

The subject parcel was purchased by the City in the amount of \$300.00 from citizens J. Watts Copley, Helen P. Copley, Robert P. Boggs, and Gloria J. Boggs in 1984. The parcel was originally purchased for the Duke Lane (now known as Danube Lane) Sewer Pump Station, which was never constructed. A sanitary sewer manhole is the only improvement located on the parcel. The City will continue to have maintenance access to the sanitary sewer manhole as it will remain in the public right of way.

NCDOT contacted the City regarding purchase of the subject parcel in April, 2014. As referenced above, the property is necessary for completion of proposed safety improvements. This particular intersection was chosen due to a pattern of collisions in recent years. The traffic improvements project is funded in the amount of \$400,000.00 through the NCDOT Spot Safety Program and is identified as SS-4905B1. City departments were notified in writing of the potential sale of the parcel. There was no objection to the sale.

Issues/Analysis

After notification to City Departments, General Services did not receive any objections to the conveyance of the property to NCDOT. There are no current plans to use this property for other City purposes. The proposed NCDOT project will improve safety at the intersection at Old Oxford Road and Danube Lane.

General Services Department/Real Estate Division Staff has determined that proposed compensation offered by NCDOT is reasonable compared to current market values for comparable vacant land in the area.

Alternatives

City Council may elect to keep the parcel as City property rather than sell the parcel to NCDOT. This is not recommended because the road improvements proposed by NCDOT will provide a benefit to the City by addressing safety issues at this intersection.

Financial Impact

The revenue generated to the City is \$600.00.

SDBE Summary

This item does not require review by the Equal Opportunity/Equity Assurance Department.

Attachments: Location Map of Parcel #172089, Plat of Property, Summary Statement/Offer to Purchase Real Property, Deed for Recordation