



Date: August 18, 2015
To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Jina B. Propst, Assistant Director, General Services Department

Subject: Proposed conveyance of city-owned property to the North Carolina Department of Transportation for the Alston Avenue widening project

Executive Summary

The North Carolina Department of Transportation (NCDOT) needs to acquire property from the City for NCDOT’s Alston Avenue widening project (the Project). The proposed conveyances, outlined below, involve three city-owned parcels, none of which have addresses or parcel numbers and all of which are located adjacent to the current right-of-way of Alston Avenue and are improved with sidewalks.

NCDOT will pay the City \$16,960.00 as compensation for these parcels.

NCGS §160A-274 allows a governmental unit to sell to another governmental unit an interest in real property upon such terms as City Council deems reasonable.

General Services staff recommends the City convey the following parcels to NCDOT for the compensation listed below:

- Parcel formerly a part of the property located at 909 Liberty Street (parcel # 111303): \$7,400.00 for .034 acres in fee simple, which is a total take of this parcel.
- Parcel formerly a part of the properties located at 903 Eva Street and 906 N. Alston Avenue (parcel # 111300 and # 111299, respectively): \$8,060.00 for .037 acres in fee simple, which is a total take of this parcel.
- Parcel formerly a part of the properties located at 902 Holloway Street and 904 Holloway Street (parcel # 111298 and # 111297, respectively): \$1,500.00 for .007 acres in fee simple, which is a total take of this parcel.

NCDOT previously requested the City convey various property interests affecting three other city-owned parcels, which are located at 1117 Gillette Avenue, 116 S. Alston Avenue, and 1000 Gilbert Street. City Council approved these conveyances March 2, 2015. City Council is being asked herein to authorize conveyances of property interests affecting three city-owned parcels. There is a companion item on this agenda that details NCDOT’s requests for property interests for the Project that affect two other city-owned parcels located at 1318 E. Pettigrew Street and 917 Liberty Street.

Recommendation

The General Services Department recommends that City Council 1) pursuant to NCGS §160A-274, authorize conveying to the North Carolina Department of Transportation a) the

entire .034-acre parcel that was formerly a part of 909 Liberty Street in fee simple; b) the entire .037-acre parcel that was formerly a part of 903 Eva Street and 906 N. Alston Avenue in fee simple; and c) the entire .007-acre parcel that was formerly a part of 902 Holloway Street and 904 Holloway Street in fee simple for a total amount of \$16,960.00; and 2) authorize the City Manager or Mayor to convey the city-owned property interests by special warranty deed.

Background

NCDOT plans to widen Alston Avenue from NC 147 to US 70 Business/NC 98, resulting in a predominantly four-lane roadway that will both improve safety and reduce congestion in the area. Project designs include constructing sidewalks on both sides of the road and widening outside lanes to accommodate bicycles. NCDOT requires the aforementioned property interests from the City as part of the Project.

Issues and Analysis

The City purchased all three parcels expressly for this Project, all of which have sidewalks. NCDOT plans to remove the sidewalks from these parcels and to install sidewalks at an alternate location.

Real Estate staff reviewed NCDOT's appraisals for all three city-owned parcels and determined that the compensation offered by NCDOT is reasonable.

Alternative

City Council could decide not to authorize the conveyance of the requested parcels to NCDOT. This alternative is not recommended because NCDOT requires these parcels in order to construct improvements to Alston Avenue that will reduce congestion and improve safety in the area.

Financial Impact

The City will receive compensation from NCDOT totaling \$16,960.00, which will be deposited in the City's General Fund for Sale of Land (Account 0100-661100).

NCDOT will be responsible for payment of all closing costs.

SDBE Summary

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

Attachments

Aerial view of parcels' locations

Construction drawings depicting three city-owned parcels affected by the Project