



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2022-539

Agenda Item# I.2.

Agenda Date: 5/23/2022. **Department:** Legal

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 539 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate of Luther G. & Eileen M. Coble Designated at Parcel RC:80640 in Connection with the Greensboro-Randolph Megasite - Water and Sewer Extension Project.

Council Priority: Place an ‘x’ in the box.

- Create an Environment to Promote Economic Development Opportunities and Job Creation
- Maintain Infrastructure and Provide Sustainable Growth Opportunities
- Promote Public Safety & Reduce Crime
- Exceptional Customer Service and a Diverse City Government Workforce
- Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Outside of Greensboro City Limits

Public Hearing: N/A

Advertising Date/By: N/A

Contact 1 and Phone: Kenny McDowell, ext. 4578

Contact 2 and Phone: Alan Andrews, ext. 2320

PURPOSE:

The City seeks to acquire 25,354 sq. ft. PUE, and 16,327 sq. ft. TCE of the real estate owned by Luther G. & Eileen M. Coble Designated at Parcel RC:80640 for the Greensboro-Randolph Megasite - Water and Sewer Extension Project. The City Attorney’s Office requests Council to authorize the initiation of condemnation proceedings to acquire this property so that the construction of the water and sewer lines can begin as quickly as possible. Time is of the essence, because the water and sewer lines must be constructed and operational by June 2023.

BACKGROUND:

On December 6, 2021, Governor Cooper announced that “Toyota will build its first North American battery manufacturing plant for a new generation of vehicles in North Carolina, creating at least 1,750 jobs Toyota will invest \$1.29 billion at the Greensboro-Randolph Megasite, strengthening North Carolina’s position as a leader in the nation’s growing, clean energy

economy.” The Greensboro-Randolph Megasite - Water and Sewer Extension Project is part of the City’s commitment to provide utilities to the Greensboro-Randolph Megasite.

City staff further recommends that the City Council authorize the Director of Finance to draft the minimum amount of \$13,425.00 as compensation to the owner(s), in addition to any litigation costs and settlement costs.

BUDGET IMPACT:

The funding for this eminent domain action is budgeted in Account Number 507-7013-01.6012 Activity #A 16121. A minimum of \$13,425.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

ACCOUNT NUMBER:

507-7013-01.6012 Activity #A 16121

RECOMMENDATION / ACTION REQUESTED:

City Council approval of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Luther G. & Eileen M. Coble in connection with the Greensboro-Randolph Megasite - Water and Sewer Extension Project.

Report Approval Details

Document Title:	2022-539 Condemn Parcel RC 80640 for \$13,425.00 for Greensboro-Randolph Megasite - Water and Sewer Extension.docx
Attachments:	- Sitemap 1681 (Coble - RC 80640).pdf - Vicinity 1681 (Coble - RC 80640).pdf - 2022-539 Resolution for Luther and Eileen Coble at RC80640.docx
Final Approval Date:	May 8, 2022

This report and all of its attachments were approved and signed as outlined below:

Al Andrews

Anita Wilson

Jon Decker