



# City of Greensboro

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

## Agenda Report

File Number: 2023-810

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### Agenda Item# G.24.

**Agenda Date:** 11/21/2023. **Department:** Legal

**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2023 – 810 Resolution Authorizing the City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate located at 5074 Bass Chapel Rd. in Connection with the Bass Chapel Road Sidewalk Project

**Council Priority: Place an 'x' in the box.**

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input checked="" type="checkbox"/> Most Connected City                    |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 5

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Kenney McDowell, Ext. 4578

**Contact 2 and Phone:** Anthony Baker, Ext. 7797

**PURPOSE:**

The City seeks to acquire land designated as Proposed Margin Tract(s) 0003NE-A, containing an area of 11,248 square feet, of which 4,429 square feet lie within the present margin of road (maintenance right-of-way) and Temporary Construction Easement Tract(s) 0003NE-C, containing an area of 5,104 square feet, of the real estate located at 5074 Bass Chapel Road and designated as Parcel No. 137318 in the Guilford Township for the Bass Chapel Road Sidewalk Project. The Property Management Section of the Engineering and Inspections Department (PM) requests Council to authorize the City Attorney's Office to initiate condemnation proceedings because it has been unable to negotiate a purchase price with the property owner(s).

**BACKGROUND:**

In order to complete the Bass Chapel Road Sidewalk Project, which will further enhance community safety and walkability, the City must undertake certain construction which will temporarily and/or permanently enter onto and/or permanently occupy the tracts aforementioned. In order to do so, Council must (1) approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Wendell Blair McAdoo, Trustee of the McAdoo Family Trust in connection with the Bass Chapel Road Sidewalk Project, and (2) approve a resolution that the Director of Finance be authorized to issue a draft to the Guilford

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

County Clerk of Court as compensation to the owner(s) in the amount of \$7,775.00. This will allow the City to take possession, which is required before work for this Project can commence on the property.

Following City Council's approval, the City Attorney's Office 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 property is zoned R-3 (Residential).

**BUDGET IMPACT:**

The funding for this eminent domain action is budgeted in Account Number 481-45-4599139.6012. A minimum of \$7,775.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

**ACCOUNT NUMBER:**

481-45-4599139.6012.

**RECOMMENDATION / ACTION REQUESTED:**

City Council approval of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate located at 5074 Bass Chapel Rd. in connection with the Bass Chapel Road Sidewalk Project.