



City of Greensboro

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

Agenda Report

File Number: 2025-34

Agenda Item# G.6.

Agenda Date: 1/21/2025. **Department:** Legal

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

Title: 2025 – 34 Resolution Authorizing City Attorney to Condemn Parcel 51640 for \$11,625 for the E. Vandalia Rd Widening 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: 1

Public Hearing: N/A

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 0040S-A containing an area of 12,383 square feet, of which 5,287 square feet lie within the present margin of road, a permanent utility easement, designated as PUE TRACT 0040S-D1 containing an area of 436 square feet, a proposed permanent utility easement, designated as PUE TRACT 0040S-D2 containing an area of 3,240 square feet, a proposed temporary construction easement, designated as TCE TRACT 0040S-C1 for the construction of City of Greensboro, Engineering Division Project Number P05605 titled “Vandalia Road Widening – Elm-Eugene to Pleasant Garden Road – curb and gutter, pavement widening, and sidewalks”, containing an area of 202 square feet, a proposed temporary construction easement, designated as TCE TRACT 0040S-C2 for the construction of City of Greensboro, Engineering Division Project Number P05605 titled “Vandalia Road Widening – Elm-Eugene to Pleasant Garden Road – curb and gutter, pavement widening, and sidewalks”, containing an area of 1,401 square feet, a proposed permanent drainage and maintenance utility easement, designated as DMUE TRACT 0040S-F containing an area of 1,729 square feet, located at 126 E. Vandalia Road and designated as Parcel No. 51640 in the Morehead/Gilmer Township for the E. Vandalia Road Widening 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).

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

BACKGROUND:

In order to complete the E. Vandalia Road Widening Project, which will further enhance community safety, 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 Robert Bolin in connection with the E. Vandalia Road Widening Project, and (2) approve a resolution that the Director of Finance be authorized to issue a draft to the Guilford County Clerk of Court as compensation to the owner(s) in the amount of \$11,625.00. 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 481-45-4599171.6012. A minimum of \$11,625.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

ACCOUNT NUMBER:

481-45-4599171.6012.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate located at 126 E. Vandalia Rd. in connection with the E. Vandalia Road Widening Project.