



City of Greensboro

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

Agenda Report

File Number: 2025-165

Agenda Item# G.7.

Agenda Date: 3/18/2025. **Department:** Legal

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

Title: 2025 – 165 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate located at 3256 and 3256 ZZ Hines Chapel Rd. in Connection with the Camp Burton Gravity Outfall 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: N/A

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 Permanent Utility Easement Tract 0010-D, containing an area of 24,280 square feet; Temporary Construction Easement Tract 0010-C, containing an area of 1,754 square feet; Permanent Utility Tract 0011-D, containing an area of 32,237 square feet; Temporary Construction Easement Tract 0011-C1, containing an area of 764 square feet; and Temporary Construction Easement Tract 0011-C2, containing an area of 760 square feet, for the construction of City of Greensboro, Engineering Division Project Number P06122C titled "Camp Burton Gravity Outfall", located at 3256 and 3256 ZZ Hines Chapel Rd. and designated as Parcel Nos. 0126752 and 0126764 in the Monroe Township for the Camp Burton Gravity Outfall 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 Camp Burton Gravity Outfall 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,

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

Council must (1) approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of parcels 0126752 and 0126764 in connection with the Camp Burton Gravity Outfall 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 \$9,550.00. 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 parcels are zoned AG (Agriculture).

BUDGET IMPACT:

The funding for this eminent domain action is budgeted in Account Number 503-70-7059201.6012. A minimum of \$9,550.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

ACCOUNT NUMBER:

503-70-7059201.6012

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate located at 3256 and 3256 ZZ Hines Chapel Rd. in connection with the Camp Burton Gravity Outfall Project.