



City of Greensboro

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

Agenda Report

File Number: 2026-149

Agenda Item# G.7.

Agenda Date: 3/17/2026. **Department:** Legal

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

Title: 2026 - 149 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a portion of the Real Estate located at 1212 Ritters Lake Road in Connection with the Southeast Feeder Main Improvements

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: No

Advertising Date/By: N/A /by City Clerk

Contact 1 and Phone: Lora Cubbage, Ext. 4771

Contact 2 and Phone: Cheryl Whalen, Ext. 4654

PURPOSE:

The City seeks to acquire a proposed permeant utility easement (Tract 0044-D) containing an area of 1,788 square feet of the property owned by 1212 Properties, LLC located at 1212 Ritters Lake Road, designated as Parcel No. 131015 in the 09-Fentress Township for the Southeast Feeder Main Improvements Project. The Property Management Section of the Engineering and Inspections Department (PM) requests Council to authorize the initiation of condemnation proceedings because it has been unable to negotiate a purchase price with the property owner(s).

BACKGROUND:

In order to complete the Southeast Feeder Main Improvements Project, which is needed to 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 1212 Ritters Lake Road in connection with the Southeast Feeder Main Improvements 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 owners(s) in the amount of \$4,525.00 for Parcel No. 131015 located at 1212 Ritters Lake Road. This will

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

allow the City to take possession, which is required before work, for this Project can commence on the property.

Following City Council 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 the trial.

The parcel is zoned as Agri/Hort.

BUDGET IMPACT:

The funding for this eminent domain action is budgeted in Account Number 503-70-7008101.6012. A minimum of \$4,525.00 will be expended to acquire this property, in addition to any litigation costs and/or settlement agreements.

ACCOUNT NUMBER:

503-70-7008101.6012

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 property of 1212 Ritters Lake Road in Connection with the Southeast Feeder Main Improvements.