

City Council – Action Request Form

Date: October 9, 2017

To: The City Manager

From: S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:

Consideration of a Resolution Authorizing Acquisitions by the North Carolina Department of Transportation an Agency of the State of North Carolina Relating to the U.S. 421/Business 40 Pavement Reconstruction, Bridge Replacement, and Interchange Modification Project and Pursuant to N.C.G.S. 160A-274 (South Ward)

Strategic Focus Area: Quality Transportation
Strategic Objective: Improve Integrated Road Network
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:

The North Carolina Department of Transportation (NCDOT) is beginning the project to completely upgrade and streamline a one-mile section of U.S. 421/Business 40 from west of Fourth Street to east of Church Street in Winston-Salem. Also, a part of the project involves acquisitions near the intersection of Eighth Street and Cherry Street, Oak Street and Trade Street. The State TIP Number U-2827B project will include removing the existing pavement and replacing it with new concrete pavement. The project will also modernize the entrance and exit ramps, and replace most of the bridges on and over Business 40 with new bridges that meet current traffic demands and modern design specifications. The project will create a safer, longer lasting roadway that will help drivers get where they need to go more efficiently.

NCDOT has made an offer of \$1,051,275 to purchase fee simple, temporary construction easements, and permanent utility easements which are needed for the construction of the above project around the Ballpark Parcel 215. The takings are further described in attached Exhibit A. NCDOT had two appraisals performed on the property and they are offering the City the higher

Committee Action:

Committee	Finance 10/9/2017 Public Works 10/10/2017	Action	Approval
For	Unanimous	Against	

Remarks:

of the two appraisals. The offer is believed to be reasonable for the needed acquisitions. The proceeds from the sale, over and above what is required to replace the Ballpark improvements which are taken, are proposed to be earmarked for the Pedestrian Side Path (PSP).

On August 21, 2017, the City Council authorized the sale of seven parcels to North Carolina Department of Transportation related to the U.S. 421/Business 40 Reconstruction Project. One of the appraised parcels, Parcel 14, required additional Tax PIN numbers to be included in the authorization. The description of the fee simple, economic remnant, permanent utility easement, temporary construction easement, and appraised sale price have not changed. The only change is the addition of the PIN number for identification purposes.

N.C.G.S. 160A-274 permits such sales, and the attached resolution authorizes the sale of the property as described in the attached Exhibit A.