

CITY OF HIGH POINT

AGENDA ITEM



Title: Condemnation – 208 N. Lindsay Avenue and 508 W. English Road

From: JoAnne Carlyle, City Attorney

Meeting Date: Monday, March 21, 2022

Public Hearing: No

Advertising Date: NA

Advertised By: NA

Attachments: Resolution

PURPOSE:

Consideration for the adoption of a Resolution Authorizing Condemnation to acquire the properties located at 208 N. Lindsay Street and 508 W. English Road in connection with the Stadium Parking Lot Project.

BACKGROUND:

Representatives of the City of High Point have been unable to acquire the needed properties by negotiated conveyance. If the City Council adopts this Resolution, the City is required to give a thirty (30) day notice to the affected property owner and any other persons or entities having an “interest” in the properties, of the intent to file condemnation action. At the end of the thirty (30) day notice period, the City can file the condemnation action and deposit its estimate of just compensation with the Guilford County Clerk of Superior Court.

BUDGET IMPACT:

The City has estimated the amount of \$985,000 to be just compensation for the property.

RECOMMENDATION / ACTION REQUESTED:

The City Attorney recommends adoption of the Resolution authorizing the City Attorney to give a 30 day Notice of Condemnation to the property owner, to file the necessary proceedings under Chapter 40A of the North Carolina General Statutes, and to authorize the Finance Director to issue a draft in the amount of \$985,000 to the Clerk of Superior Court as just compensation to the property owner.

RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN PROPERTIES IN CONNECTION WITH THE STADIUM PARKING PROJECT

WHEREAS, the City Council of the City of High Point hereby determines that it is necessary and in the public interest to acquire the real properties located at 208 N. Lindsay Street, and 508 W. English Road, High Point, Guilford County, North Carolina.

WHEREAS, the proper officials or representatives of the City of High Point have been unable to acquire the needed property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said properties and that the Director of Finance issue a draft to the Clerk of Superior Court as just compensation to the owner in the amount of \$985,000.00;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT THAT:

1. the City of High Point shall acquire the real properties located at 508 W. English Road, High Point, Guilford County, described in Deed Book 3054, Page 633 and at 208 N. Lindsay Street, High Point, Guilford County, described in Deed Book 2062, Page 562 of the Guilford County Registry; and
2. the City Attorney of the City of High Point is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire said property; and
3. the Director of Finance is hereby authorized to issue a draft in the amount of \$985,000.00 to the Clerk of Superior Court as just compensation to said owner.

Adopted by City Council, this 21st day of March, 2021.

Mayor Jay W. Wagner

ATTESTED:

Lisa B. Vierling
City Clerk