Mayor and Council Communication
Memo Number: 24
Wednesday, April 7, 2010

CHARLOTTE.

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AGENDA NOTES:

Agenda Item #44F-I - Property Transactions

Staff Resources: Jeff Reid, E&PM, 704-614-2122, jlreid@charlottenc.gov
Barry Shearin, CMU, 704-564-4058, bshearin@charlottenc.gov

There are four condemnations for the 2009 Annexation-Hood Road North Sanitary Sewer Improvements Project on the April 12 Council Agenda. The four property owners for Parcels #70, #71, #72 and #73 (Items F-I) are scheduled to speak, indicating issues with compensation amount, loss of trees and alteration of the neighborhood's character. On Item H, the property owner also has an issue with sewer hookup expenses necessitated by the construction.

City agents have attempted negotiated settlements for each of these transactions, either prior to or after real estate appraisals were performed, but have been unable to reach agreements.

The real estate acquisition process strives to ensure property owners are treated fairly. To begin, a City agent meets with the owner to show project plans, discuss the impact on the property and address any owner concerns. Compensation negotiations begin based on the property's tax value and/or comparable sales in the area. If agreement is reached, the acquisition is placed on the Council Agenda.

If agreement is not reached, the agent makes the City's final pre-appraisal offer and tells the owner the next step is an independent third-party appraisal that will limit the City's ability to negotiate. The property owner is informed the appraisal may come in higher or lower than the City's current offering. Once the appraisal is complete, any settlement offer exceeding 10% of appraised value must be legally justifiable.

If the City and property owner cannot reach a settlement, a condemnation action appears on the Council Agenda. Negotiations within the legal limits continue after Council approval. Finally, the owner has the right to an impartial condemnation hearing where the judge or jury determines equitable compensation. More than 90% of all transactions are successfully settled prior to trial.

INFORMATION:

April 11 – CharMeck 311 Service Interruption
Staff Resources: Kimberly Laney, CharMeck 311, 704-432-4001, kwlaney@ci.charlotte.nc.us
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Business Support Services/Information Technology Division (BSS/IT) has scheduled an upgrade for telephony tools that support CharMeck 311 and other business units. This upgrade will require an interruption of service. BSS/IT and CharMeck 311 have scheduled the event during the lowest volume call period. The upgrade will take approximately 1 ½ hours and is scheduled for Sunday morning, April 11, 2010 between the hours of 3:00 and 4:30 am. During this time,

INFORMATION (continued):

callers to CharMeck 311 will receive a busy signal. AT&T is unable to place any recording advising callers differently during this time.

CharMeck 311 projected 20 calls during this period, primarily associated with towing and other non-emergency public safety issues (noise, filing a report). CharMeck 311 and BSS/IT have notified all partnering business units of this interruption to service. Returning a busy signal to callers is consistent with the one previously scheduled outage managed during the last several years.

ATTACHMENTS: (packaged as a part of this memo, and follow the order below)

March 3 Housing & Neighborhood Development Committee Meeting Summary
March 18 Community Safety Committee Meeting Summary