

APPENDIX D
RELOCATION REPORTS

REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTIMATE REQUEST

RELOCATION EIS REPORT

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

Update to 2019 Estimate

Revision to _____ Estimate

Revision No.: _____

DATE RECEIVED: 02/09/22

DATE ASSIGNED: 02/21/22

of Alternates Requested: 2

DATE DUE: 04/06/22

TIP No.: U-4434	DESCRIPTION: Extension of Independence Blvd (SR 1209) on new location from Randall Pkwy to Martin Luther King Jr. Pkwy (US 74) in Wilmington. The 1.7 mile project would consist of 2 travel lanes in either direction. Overpasses and interchanges are proposed at multiple locations along the corridor.
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WBS ELEMENT: 37764.1.1 **COUNTY:** New Hanover **DIV:** 3 **APPRAISAL OFFICE:** 1

REQUESTOR: Krista Kimmel & Susan Westberry **DEPT:** Div 3 & AECOM

TYPE OF PLANS: HEARING MAPS | LOCATION MAP | AERIAL | VICINITY | PRELIMINARY | CONCEPTUAL

** Based on past project historical data, the land and damage figures have been adjusted to include condemnation and administrative increases that occur during settlement of all parcels.**

APPRAISER: John H. Savage **COMPLETED:** 03/22/2022 **# of Alternates Completed:** 2

TYPE OF ACCESS:	Alt 7 SPUI		Alt 7 TUDI	
	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input checked="" type="checkbox"/>	FULL: <input type="checkbox"/>	PARTIAL: <input checked="" type="checkbox"/>	FULL: <input type="checkbox"/>
ESTIMATED NO. OF PARCELS:	179		206	
RESIDENTIAL RELOCATEES:	59	\$	71	\$
BUSINESS RELOCATEES:	31	\$	37	\$
GRAVES:	0	\$	0	\$
CHURCH / NON – PROFIT:	1	\$	2	\$
MISC:	0	\$	0	\$
SIGNS:	2	\$	2	\$
LAND, IMPROVEMENTS, & DAMAGES:	\$ 33,849,900		\$ 42,987,700	
ACQUISITION:	\$		\$	
TOTAL ESTIMATED R/W COST:	\$		\$	

**** THIS IS A COST ESTIMATE AND NOT TO BE USED AS AN APPRAISAL ****

NOTES: Please see the attached "Notes to the Estimate"

U-4434 Notes to the Updated Estimate
03/22/2022

- Values were established using local costs sources and comparing tax values to the market. It should be noted that several of the properties on the project have sold within the last two years which provided current market data for the subject estimate.
- The New Hanover County Tax Office performed a tax re-valuation effective January 1, 2022. Based on several recent sales of properties on the project, some of the new tax values are not consistent with the current market.
- A number of residential properties adjacent to the proposed corridor have been remodeled with significant repairs since the last estimate.
- Some of the proposed R/W areas for given parcels exceeded the total area of said parcel. Therefore, the values for those total takes are slightly higher than the before land value. The discrepancy is very minor and does not have a considerable impact on the R/W cost.
- The on-premise signs located on the commercial sites are considered Realty and were included in the value of the site improvements. Only the Billboards were recognized as Personal Property where a separate relocation claim is needed.
- Any structures, either commercial or residential, that are in the proposed R/W were considered relocation claims. The nature of rental properties fluctuates where they could be vacant on a specific date and inhabited the following day or week. If the structure was not in disrepair, it was considered a relocation claim with anticipation that it will soon be occupied.
- The estimator was unable to access the area of parcel 175 on the SPUI Alternate and parcel 202 on the TUDI Alternate to determine if any graves are located at the proposed acquisition area. However, in studying the GIS aerial maps and the provided plans, it is determined that no graves are within the proposed Right of Way acquisition.

EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	37764.1.1	COUNTY	New Hanover	Alternate	7	of	SPUI	Alternate
T.I.P. No.:	U-4434							
DESCRIPTION OF PROJECT:	Extension of Independence Blvd on new location from Randall Pkwy to Martin Luther King Jr. Pkwy (US 74) - SPUI Alternate							

ESTIMATED DISPLACED					INCOME LEVEL					
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP	
Residential	23	36	59	40	0	0	18	20	21	
Businesses	9	22	31	8	VALUE OF DWELLING DSS DWELLING AVAILABLE					
Farms	0	0	0	0	Owners		Tenants		For Sale For Rent	
Non-Profit	1	0	1	1	0-20M	\$ 0-150	0-20M	\$ 0-150		

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
X	X	1. Will special relocation services be necessary?
X		2. Will schools or churches be affected by displacement?
X		3. Will business services still be available after project?
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5. Will relocation cause a housing shortage?
		6. Source for available housing (list).
	X	7. Will additional housing programs be needed?
X		8. Should Last Resort Housing be considered?
	X	9. Are there large, disabled, elderly, etc. families? (Unable to determine)
X		10. Will public housing be needed for project?
X		11. Is public housing available?
X		12. Is it felt there will be adequate DSS housing available during relocation period?
X		13. Will there be a problem of housing within financial means?
X		14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 12-18 months

Owners		Tenants		For Sale		For Rent	
20-40M		150-250		20-40M		150-250	
40-70M		250-400		40-70M		250-400	
70-100M		400-600		70-100M		400-600	
100 UP	23	600 UP	36	100 UP	235	600 UP	37
TOTAL	23	36		235		37	

REMARKS (Respond by number)

2. One Church is within the acquisition
 3. There is an ample supply of unaffected businesses.
 4. See the EIS Relocation Report Attached
 6. Local Realtors and the MLS Service
 8. As required by law
 10. Public Housing may be needed
 11. Public Housing (New Hanover County)
 14. Local Realtors and the MLS Service

13. Due to the low number of properties available for sale and rent in the Wilmington and New Hanover County areas, It may be difficult to locate residential properties for displaced residents.

***The reason questions 12 and 13 were marked yes, although there is a current housing shortage, forecasts indicate housing demands will relax within the next 12 to 24 months. Therefore, it is believed more housing will be available in the future.**

John H. Savage 03/22/2022 <hr/> Right of Way Agent Date		03/29/2022 <hr/> Chris Coughlin Date Relocation Coordinator
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U-4434 Update 03/22/2022 SPUI EIS BUSINESS RELOCATION ATTACHMENT

Parcel	Business Name	Type	Size	Tenant	Owner	No. of Employees
027	R E Michel Co.	Wholesale	LG.		X	15
030	Fowler Warehouses	Warehouse Stg.	LG.	X		15
064	Hospital Automotive	Auto Repair	MD.		X	5
065	Coastal Rebuilders	Const. Office	MD.		X	5
066	Sheally Insurance Corp.	Insurance Office	MD.	X		5
067	Ocean Blue Pools and Spa	Office and Retail	MD.		X	5
070	Carolina Inn and Hotel	Motel Office	MD.	X		6
073	Hydro Organics	Retail	MD.	X		5
073	Max's Auto Service	Retail	MD.	X		5
073	Anchor Hardware	Retail	MD.	X		5
076	The Ivy Cottage 1	Retail	MD.	X		5
077	Integrated Paint Solutions	Office / Service	SM.		X	3
078	The Ivy Cottage	Retail	MD.	X		5
081	Azelea Inn Suites	Motel Office	MD.	X		6
089	Fisher Holdings	Warehouse	SM.		X	2
090	Mobile Zone	Cell Phone	SM.	x		3
090	Dr. Stylze	Hair Salon	SM.	x		3
090	Nail Today	Nail Salon	SM.	x		3
090	Tobacco Shop	Retail	SM.	x		3
091	Elite Motors	Used Cars	SM.	X		3
091	Pawn Shop	Pawn Shop	SM.	X		2
093	Daniel Tours	Tour Guide	SM.	X		3
095	Linprint (Combined w/ 117)	Print Shop	MD.		X	5
100	Flea Body's	Retail	MD.	X		5
102	Superior Auto and Tire	Tire and Auto	MD.	X		5
103	Lighting Design	Retail Home Furn.	MD.		X	6
105	Northstate Acceptance	Office/Credit Co.	MD.	X		8
117	Linprint (Combined with 095)					
120	William Buck Office Bldg.	Office	SM.	X		3
169	Barnett's Garage	Auto Repair	SM.		X	3
171	Hezekiah Johnson	Comm. Bldg.	SM.	X		3
172	Natural Sound Studios	Comm. Bldg.	SM.	X		3
Totals	31			22	9	153

0EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	37764.1.1	COUNTY	New Hanover	Alternate	7	of	TUDI	Alternate
T.I.P. No.:	U-4434							
DESCRIPTION OF PROJECT:	Extension of Independence Blvd on new location from Randall Pkwy to Martin Luther King Jr. Pkwy (US 74) - TUDI Alternate							

ESTIMATED DISPLACED					INCOME LEVEL					
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP	
Residential	28	43	71	48	0	0	22	24	25	
Businesses	12	25	37	9	VALUE OF DWELLING					
Farms	0	0	0	0	Owners		Tenants		DSS DWELLING AVAILABLE	
Non-Profit	1	1	2	2	For Sale		For Rent			
					0-20M	\$ 0-150	0-20M	\$ 0-150		
					20-40M	150-250	20-40M	150-250		
					40-70M	250-400	40-70M	250-400		
					70-100M	400-600	70-100M	400-600		
					100 UP	28	600 UP	43	100 UP	213
					TOTAL	28	43	235	600 UP	34

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
X	X	1. Will special relocation services be necessary?
X		2. Will schools or churches be affected by displacement?
X		3. Will business services still be available after project?
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5. Will relocation cause a housing shortage?
		6. Source for available housing (list).
	X	7. Will additional housing programs be needed?
X		8. Should Last Resort Housing be considered?
	X	9. Are there large, disabled, elderly, etc. families? (Unable to Determine)
X		10. Will public housing be needed for project?
X		11. Is public housing available?
X		12. Is it felt there will be adequate DSS housing available during relocation period?
X		13. Will there be a problem of housing within financial means?
X		14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 12-18 months

REMARKS (Respond by number)							
2. Two Churches are within the acquisition							
3. There is an ample supply of unaffected businesses.							
4. See the EIS Relocation Report Attached							
6. Local Realtors and the MLS Service							
8. As required by law							
10. Public Housing may be needed							
11. Public Housing (New Hanover County)							
14. Local Realtors and the MLS Service							
13. Due to the low number of properties available for sale and rent in the Wilmington and New Hanover County areas, It may be difficult to locate residential properties for displaced residents.							
*The reason questions 5, 7, 12 and 13 were marked yes, although there is a current housing shortage, forecasts indicate housing demands will relax within the next 12 to 24 months. Therefore, it is believed more housing will be available in the future.							

John H. Savage Right of Way Agent	03/22/2022 Date	Chris Coughlin Relocation Coordinator	08/24/2023 Date Rec'd 08/21/23
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U-4434 Update 03/22/2022 TUDI EIS BUSINESS RELOCATION ATTACHMENT

Parcel	Business Name	Type	Size	Tenant	Owner	No. of Employees
028	R E Michel Co.	Wholesale	LG.		X	15
031	Fowler Warehouses	Warehouse Stg.	LG.	X		15
068	Hospital Automotive	Auto Repair	MD.		X	5
070	Coastal Rebuilders	Const. Office	MD.		X	5
072	Outdoor Creations	Office	SM.		X	3
074	Sheally Insurance Corp.	Insurance Office	MD.	X		5
078	Ocean Blue Pools and Spa	Office and Retail	MD.		X	5
080	Perfect Auto Specialist	Auto Repair	MD.		X	6
083	Carolina Inn and Hotel	Motel Office	MD.	X		6
086	The Ivy Cottage 1	Retail	MD.	X		5
087	Hydro Organics	Retail	MD.	X		5
087	Max's Auto Service	Retail	MD.	X		5
087	Anchor Hardware	Retail	MD.	X		5
090	Integrated Paint Solutions	Office / Service	SM.		X	3
091	The Ivy Cottage 2	Retail	MD.	X		5
092	The Ivy Cottage 2	Retail	MD.	X		5
094	CVS Pharmacy	Retail Drugs	LG.	X		10
095	Azalea Inn Suites	Motel Office	MD.	X		6
097	Market Street Insurance	Insurance Office	SM.		X	4
101	Fisher Holdings	Warehouse	SM.		X	2
102	Chic Lady Beauty Supply	Retail Supply	SM.	X		4
103	Mobile Zone	Cell Phone	SM.	x		3
103	Dr. Stylze	Hair Salon	SM.	x		3
103	Nail Today	Nail Salon	SM.	x		3
103	City Tobacco	Tobacco Shop	SM.	x		3
105	Daniel Tours	Tour Guide	SM.	X		3
107	Elite Motors	Used Cars	SM.	x		3
107	Pawn Shop	Pawn Shop	SM.	x		2
108	Linprint	Print Shop	MD.		X	5
113	Flea Body's	Retail	MD.	X		5
114	Superior Auto and Tire	Tire and Auto	MD.	X		5
116	Lighting Design	Retail Home Furn.	MD.		X	6
117	Northstate Acceptance	Office/Credit Co.	MD.	X		8
131	Linprint (Combined with 108)					
137	William Buck Office Building	Office	SM.	X		3
196	Barnett's Garage	Auto Repair	SM.		X	3
198	Hezekiah Johnson	Comm. Bldg.	SM.	X		3
199	Natural Sound Studios	Comm. Bldg.	SM.	X		3
Totals	37			25	12	188

U-4434 New Hanover County Update Business Relocates Page 1

TUDI / RED SPUI / GREEN 03/22/2022

Parcel 028 / 027



Parcel 031 / 030



Parcel 068 / 064



Parcel 070 / 065



Parcel 072



Parcel 074 / 066



Parcel 078 / 067



Parcel 078A / 067



Parcel 080



Parcel 083 / 070



Parcel 086 / 076



Parcel 087 / 073



U-4434 New Hanover County Update Business Relocates Page 2

TUDI / RED SPUI / GREEN 03/22/2022

Parcel 087A / 073A



Parcel 087B / 073B



Parcel 090 / 077



Parcel 091 / 078



Parcel 092



Parcel 094



Parcel 095 / 081



Parcel 095A



Parcel 097



Parcel 101 / 089



Parcel 102, 1 Bus.



Parcel 103 / 90 X 4



U-4434 New Hanover County Update Church-Non-Profit Relocates

TUDI / RED SPUI / GREEN 03/22/2022

Parcel 041 / 040 Building A



Building B



This is a single church campus and was analyzed as one church relocatee

Parcel 102



This Church is part of a Duplex shared with a Business

Photos Taken by John H. Savage on 03/11/2022