APPENDIX D RELOCATION REPORTS

REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTIM	IATE REQU	UEST 🖂 REL	OCATION EIS RE	PORT 🖂						
NEW REQUI	EST:	UPDATE REQUEST: Update to 2019 Estimate	REVISION REQU Revision to Es Revision No.:							
DATE RECEIV	ED: <u>02/09/22</u>	DATE ASSIGNED: 02/21/2	2 # of Alternates Reque	ested: <u>2</u>						
		DATE DUE: 04/06/22	<u>.</u>							
TIP No.: U-4434	Martin Luther Kin	Extension of Independence Blvd (SR 2 g Jr. Pkwy (US 74) in Wilmington. The a. Overpasses and interchanges are pro	1.7 mile project would consist o	f 2 travel lanes						
WBS ELEMENT: 377	64.1.1 COUNTY	: New Hanover DIV: 3 A	PPRAISAL OFFICE: 1							
REQUESTOR: Krista	Kimmel & Susan W	estberry DEPT: Div 3 & AECOM								
TYPE OF PLANS: H	EARING MAPS□ I	LOCATION MAP AERIAL VICIN	ITY□ PRELIMINARY⊠ CONC	EPTUAL						
** 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										
		Alt 7 SPUI	Alt 7 TUDI							
				Ī						

	Alt 7 SPUI			Alt 7 TUDI			
TYPE OF ACCECS.	NONE:		LIMITED:	NONE:	LIMITED:		
TYPE OF ACCESS:	PARTIAL: FULL:			PARTIAL: FULL:			
ESTIMATED NO. OF PARCELS:		17	9		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:	\$ 3	3,84	19,900	\$ 4	2,987,700		
ACQUISTION:		\$		Ş	S		
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

ΣE	E.I.S. CORRIDOR DESIGN																		
	WBS ELEMENT: 37764.1.1 COUNTY New H							anover Alternate 7 of SPUI Alternate						rnate					
							<u> </u>												
DESC	RIPTIO	ON C	F PROJ	ECT:			•	dence Blvd on new location from Randall Pkway to											
					Mar	tin Luthe	r King Jr.	Pkwy (US 7	4)	- SPUI	Alteri	nate						
ESTIMATED DISPLACEES										l	NCON	IE LEVEL	•						
Type	of																		
Displa	acees	C)wners	Tena	nts	Total	Minorities	0-15	δM		15-25M	25	-35M	35-50M		1 50 UP			
Resid	lential		23		36	59	40		0		0		18		20		21		
Busin	esses		9		22	31	8	V	ALUE (OF I	DWELLING		DSS	DWELLIN	G AVA	ILAB	LE		
Farm	s		0		0	0	0	Owners	S		Tenan	ıts	For	Sale	F	or R	ent		
Non-F	Profit		1		0	1	1	0-20N	Л		\$ 0-150		0-20м		\$ 0-	150			
			ANSWE	R ALL Q	UESTI	ONS		20-40N	1		150-250		20-40м		150-	250			
Yes	No	Exp	olain all '	"YES" a	nswe	rs.		40-70N	1		250-400		40-70м		250-	400			
	Х	1.	Will spe	ecial relo	cation	services be	necessary?	70-100N	1		400-600		70-100м		400-	600			
Х		2.	Will scl	hools or	churc	hes be affe	cted by	100 UF	2	3	600 UP	36	100 UP	235	600) UP	37		
			displac	ement?	,		Ţ	TOTAL	_	3		36		235			37		
Х		3.	Will bu	siness s	service	es still be av	ailable				REMARKS	Resi	ond by						
			after pi	roiect?				REMARKS (Respond by Number) 2. One Church is within the acquisition											
Х		4.	-	-	ess be	displaced?	If so	3. There is an ample supply of unaffected businesses. 4. See the EIS Relocation Report Attached 6. Local Realtors and the MLS Service											
^				-		stimated nu													
				ees, m			1111001 01												
	Х	5.				a housing	shortage?	11. Public Housing may be needed 11. Public Housing (New Hanover County)											
		6.				housing (lis	-												
T	Х	7.				ng programs	,												
	Α	۲.	neede		Housii	ig programs	5 DC	14. LO	cai Re	aı	tors and t	ne wi	-9 Servic	e					
Х		8.	Should		esort l	Housing be					low numl								
	Х	9.			e, disa	bled, elderly	, etc.				cult to loc				over County areas,				
				_		determine)	,	displa				ale ie	Siucilliai	propert	163 10	,,			
Х		10.		•		e needed fo	r project?	аюріа			aonto.								
Х			ls public		_		, ,	*The r	easor	ı qı	uestions	12 and	d 13 were	marked	yes,	, alth	ough		
Х					•	adequate DS	SS housing				ent housi						_		
						ring relocati	_				nds will r								
Х		13.	Will the	re be a	proble	m of housin	=	future		t IS	believed	more	housing	will be	avail	able	in the		
1				al mean															
Х		14.	Are suit source		siness	s sites availa	able (list												
15. Number months estimated to complete																			
	RELOCATION? 12-18 months																		
								-											
John	H. Sav	age	John	.H. L.	-ze	03/22	2/2022		0 1	P					03/2	29/20	22		
			-						1.12	-4	ng_								
	Date Right of Way Agent									R	Chris Co elocation C		ator		[Date			

U-4434 Update 03/22/2022 SPUI EIS BUSINESS RELOCATION ATTACHMENT

Parcel	Business Name	Туре	Size	Tenant	Owner	No. of
						Employees
027	R E Michel Co.	Wholesale	LG.		X	15
030	Fowler Warehouses	Warehouse Stg.	LG.	Х		15
064	Hospital Automotive	Auto Repair	MD.		Х	5
065	Coastal Rebuilders	Const. Office	MD.		X	5
066	Sheally Insurance Corp.	Insurance Office	MD.	Х		5
067	Ocean Blue Pools and Spa	Office and Retail	MD.		Х	5
070	Carolina Inn and Hotel	Motel Office	MD.	Х		6
073	Hydro Organics	Retail	MD.	Х		5
073	Max's Auto Service	Retail	MD.	X		5
073	Anchor Hardware	Retail	MD.	X		5
076	The Ivy Cottage 1	Retail	MD.	Х		5
077	Integrated Paint Solutions	Office / Service	SM.		Χ	3
078	The Ivy Cottage	Retail	MD.	Х		5
081	Azelea Inn Suites	Motel Office	MD.	Х		6
089	Fisher Holdings	Warehouse	SM.		Χ	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.	Х		5
102	Superior Auto and Tire	Tire and Auto	MD.	Х		5
103	Lighting Design	Retail Home Furn.	MD.		X	6
105	Northstate Acceptance	Office/Credit Co.	MD.	Х		8
117	Linprint (Combined with 095)					
120	William Buck Office Bldg.	Office	SM.	Х		3
169	Barnett's Garage	Auto Repair	SM.		Х	3
171	Hezekiah Johnson	Comm. Bldg.	SM.	X		3
172	Natural Sound Studios	Comm. Bldg.	SM.	X		3
Totals	31			22	9	153

OEIS RELOCATION REPORT

North Carolina Department of Transportation RELOCATION ASSISTANCE PROGRAM

⊠ E	i.I.S.		COF	RRIDOF	₹	☐ DE	SIGN					F	RELOCATION	ON A SSIS	TANCE PF	ROGRAM	
WBS	S ELEN	1ENT	: 37	764.1	.1	COUNTY	New Ha	nover			Alternate)	7 c	of TU	DI Alt	ernate	
T.I.P	P. No.:	U	-4434		•												
DESC	CRIPTIC	O NC	F PROJ	ECT:	Ext	ension of	Independ	lence E	3lvd	on	new loca	ation	from Ra	ndall P	kway to)	
					4		r King Jr.								,		
ESTIMATED DISPLACEES										I	NCOM	IE LEVEL	-				
Type				_		T	N.A. (1)	0.45			45.0514	0.5	0514	05.50			
	acees	0	wners	Tena		Total	Minorities	0-15		_	15-25M	25	-35M	35-50		0 UP	
	dential		28		43	71	48)	0		22		24	25	
	esses		12	<u> </u>	25	37	9			E OF	DWELLING	40	DSS DWELLI For Sale		,	or Rent	
Farm Non-l			0		<u>0</u> 1	0 2	0	Owner 0-20			Tenants \$ 0-150			Sale	\$ 0-150	Kent	
INOI1-I	PIOIIL		ANCIA	D ALL C		_		20-40			150-250	0-20M 20-40M			150-250	+	
ANSWER ALL QUESTIONS Yes No Explain all "YES" answers.						40-70			250-400		40-70M		250-400	+			
100	Х	1.				services be	necessary?	70-100h			400-600		70-100M		400-600	+	
Х	^	2.	•			ches be affe	•	100 U		28	600 UP	43	100 UP	213	600 UP	34	
^	_							TOTAL		28		43		235		37	
Х		3.											1				
,,	_		after p	roject?				2. Tw	vo C	hure	ches are w						
х		4. Will any business be displaced? If so,									n ample si				sinesses	S .	
<u> </u>		indicate size, type, estimated number of									S Relocati						
			employ	yees, m	inoritie	es, etc.					Itors and t	he ML	S Servic	e			
	Х	5.	Will relocation cause a housing shortage? 8. As required by law 10. Public Housing may be needed														
		6.	Source	e for ava	ailable	housing (lis	t).							ıntv)			
	Х	7.	Will ad		housi	ng programs	st). 11. Public Housing (New Hanover County)										
Х		8.	Should		esort	Housing be		13. Due to the low number of properties available for sal and rent in the Wilmington and New Hanover County are									
	Х	9.			e. disa	bled, elderly	/. etc.				e Wilmingt cult to loc					ıreas,	
	,			_		Determine)					idents.	ale re	Sideriliai	propert	162 101		
Х		10.	Will pub	olic hou	sing b	e needed fo	r project?	.									
Х		11.	Is publi	c housir	ng ava	ilable?					uestions !						
Х		12.	Is it felt	there w	/ill be a	adequate DS	SS housing				e is a curr						
			housin	ıg availa	ıble du	uring relocati	ion period?				ing demar efore, it is						
Χ		13.	Will the	re be a	proble	em of housin	ıg within				e future.	Delle	vea moi	c nousii	.g w b	•	
			financi	ial mear	ıs?												
Χ		14.	Are suit	table bu	sines	s sites availa	able (list										
		4.5	source	,													
		15.	Numbe RELOCA			nated to cor	пріете										
			RELUCA	IION ?	12-1	io montris											
													0				
			0,	1/ 1					۵.			P	X.				
John	H. Sav	age	John	H. A.	r	03/2	2/2022		Ch	rıs (Coughlin	1	- M	<u> </u>	08/24/2	:023	
	Righ	t of V	Vay Age	nt		D	ate			F	Relocation C	oordin	ator	- —	Date ec'd 08		

U-4434 Update 03/22/2022 TUDI EIS BUSINESS RELOCATION ATTACHMENT

Parcel	Business Name	Туре	Size	Tenant	Owner	No. of
						Employees
028	R E Michel Co.	Wholesale	LG.		X	15
031	Fowler Warehouses	Warehouse Stg.	LG.	Х		15
068	Hospital Automotive	Auto Repair	MD.		Х	5
070	Coastal Rebuilders	Const. Office	MD.		X	5
072	Outdoor Creations	Office	SM.		X	3
074	Sheally Insurance Corp.	Insurance Office	MD.	Х		5
078	Ocean Blue Pools and Spa	Office and Retail	MD.		Х	5
080	Perfect Auto Specialist	Auto Repair	MD.		Х	6
083	Carolina Inn and Hotel	Motel Office	MD.	Х		6
086	The Ivy Cottage 1	Retail	MD.	Х		5
087	Hydro Organics	Retail	MD.	X		5
087	Max's Auto Service	Retail	MD.	X		5
087	Anchor Hardware	Retail	MD.	X		5
	Integrated Paint Solutions					
090		Office / Service	SM.		Х	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.	Х		10
095	Azalea Inn Suites	Motel Office	MD.	Х		6
097	Market Street Insurance	Insurance Office	SM.		X	4
101	Fisher Holdings	Warehouse	SM.		Х	2
102	Chic Lady Beauty	Retail Supply	SM.	X		4
	Supply					
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.	Х		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.		Χ	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 Relocatees 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



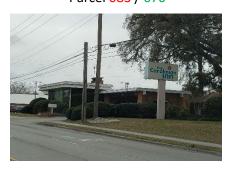
Parcel 078A / 067



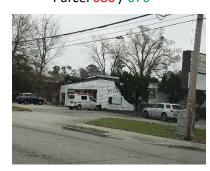
Parcel 080



Parcel 083 / 070



Parcel 086 / 076



Parcel 087 / 073



U-4434 New Hanover County Update Business Relocatees 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



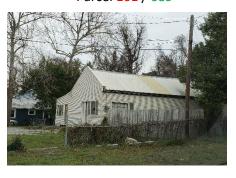
Parcel 095A



Parcel 097



Parcel 101 / 089



Parcel 102, 1 Bus.



Parcel 103 / 90 X 4



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