

**Item Title:** Conveyance of Easements to the City of Raleigh at Vernon Malone College and Career Academy

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Approves the conveyance of a Sanitary Sewer Easement, Egress/Ingress Easement and Temporary Construction Easement to the City of Raleigh at Vernon Malone College and Career Academy; and**
- 2. Authorizes the Chair to execute said deed of easement document (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney, and**
- 3. Accepts the amount of \$99,600 from the City of Raleigh for the conveyance into the Wake County Public Schools Capital Projects Fund for future appropriation.**

**Item Summary:**

**Purpose:** The Board of Commissioners must approve all easements conveyed by the County. NC General Statute 160A-274 authorizes the Board of Commissioners to convey any interest in real property to other governmental agencies. The Board must also accept compensation received by the County for any conveyance.

**Background:** In January 2013 Wake County acquired the property at 2200 S. Wilmington Street and later in 2014, completed renovation of the property and entered into a lease agreement with the Wake County Board of Education for the operation of the Vernon Malone College and Career Academy. As part of the South Saunders Sewer Replacement Project, the City of Raleigh has requested the County convey additional easement areas at Vernon Malone in support of the project. This project was identified in the 2014 City of Raleigh Sanitary Sewer Capacity Study to eliminate surcharging, overflows during peak wet weather, and provide for future growth.

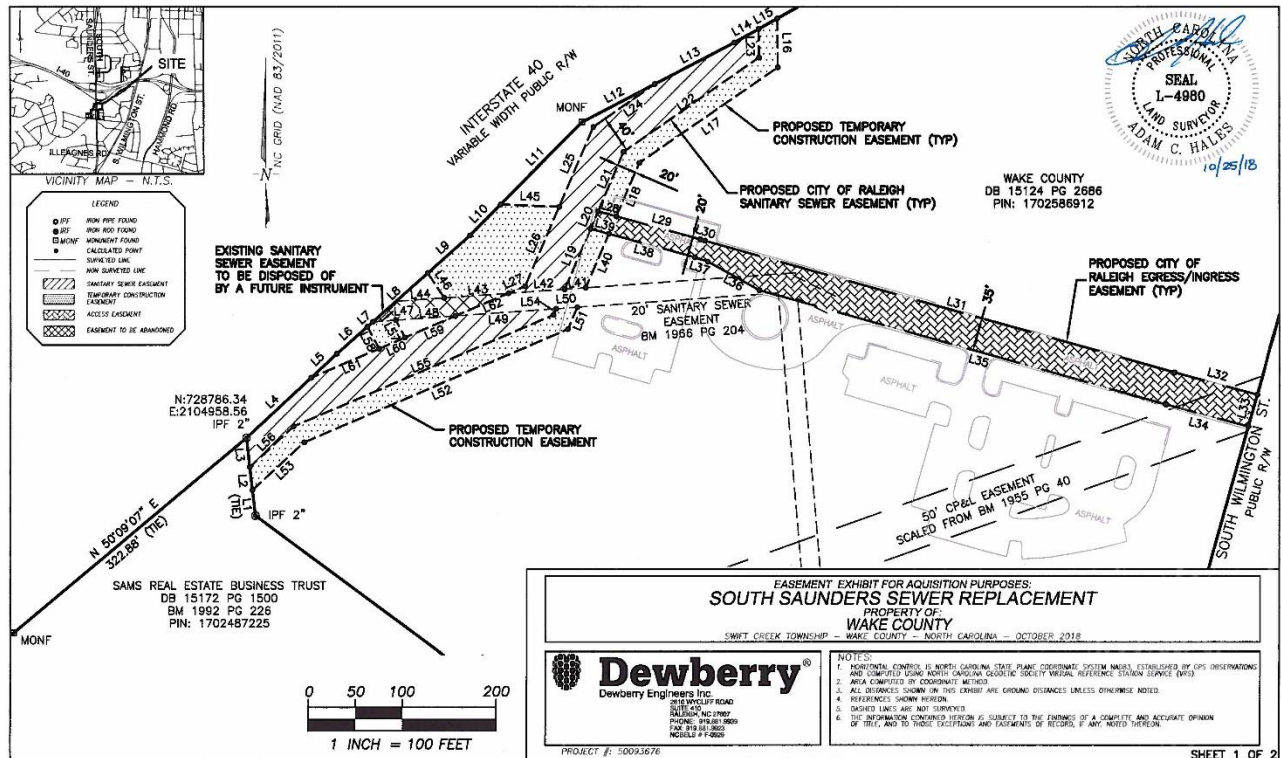
**Board Goal:** This action supports standard County operations.

**Fiscal Impact:** There is no fiscal impact to the County associated with conveyance of this easement, other than the amount received from the City of Raleigh. The funds will be placed in the Wake County Public Schools Capital Projects Fund for future appropriation as requested by the Board of Education.

**Additional Information:**

The City of Raleigh is installing a new sewer outfall to replace the existing sewer within S. Saunders Street. The project is located in a corridor adjacent to South Saunders Street with proposed sewer improvements extending north from ILeagnes Street to the Walnut Creek Outfall north of I-440, a distance of 8,000 feet. Easements are needed

from adjacent property owners along the corridor so that the sewer improvements may be constructed. The City of Raleigh notified the County of the proposed project on June 28<sup>th</sup> of this year, see attached letter. On November 14, 2018 the County received a formal offer in the amount of \$99,600.00 to purchase 25,471 sq. ft. of Sanitary Sewer Easement, 23,144 sq. ft. of Egress/Ingress Easement, and 23,812 sq. ft. of Temporary Construction Easement. The attached offer letter gives the details of this offer. The offer is supported by an appraisal of the property which is also attached. The map below shows locations of the proposed easements.



The proposed project plans have been reviewed by County staff from Facilities Design & Construction and Wake County Board of Education. Due to the location of the sewer line, staff has concluded that this conveyance will have no long-term effects on the use of the County owned property. Staff recommends approval of the easement conveyance to the City of Raleigh, and execution of the attached deed of easement, along with any other supporting information, subject to terms and conditions acceptable to the County Attorney.

Staff also recommends that the Board accepts the amount of \$99,600 received for the conveyance into the Wake County Public Schools Capital Projects fund for future appropriation.

**Attachments:**

1. Lease Agreement
2. Raleigh Letter June 2018
3. Raleigh Offer Letter November 2018
4. Appraisal
5. City of Raleigh Deed of Easement
6. Easement Exhibit
7. Plan and Profile