

**Item Title:** Adopt a Resolution Related to 410 Lynn Road, Raleigh, NC

**Specific Action Requested:**

**That the Board of Commissioners adopts the resolution authorizing the County to acquire by condemnation the property located at 410 Lynn Road, Raleigh, NC, for the construction of a regional EMS station.**

**Item Summary:**

**Purpose:** Per NC General Statute §40A, in lieu of a traditional purchase, the County may acquire property for its use by condemnation when traditional property acquisition alternatives are not possible. The purpose of this item is to request approval to acquire 410 Lynn Road, Raleigh, NC, by condemnation, to allow for the construction of a strategically located regional EMS station.

**Background:** Wake County EMS has identified a need for a station in the North Hills area of Raleigh. This station is needed to better provide effective and timely medical responses. After a long-term property search, Wake County has identified 410 Lynn Road as the most suitable and strategically located site for a regional EMS station serving the surrounding area. The site satisfies all required metrics and performance standards for a regional EMS station location. Staff recommend acquiring this property by condemnation.

**Strategic Plan:** This action supports Safer Community Together Goal 1: By 2029, 80% of all County public safety calls will receive an appropriate and timely emergency response.

**Fiscal Impact:** Funding for this land acquisition is currently included in the Public Safety Element of the Capital Improvement Plan, and funding for the construction of the EMS Station is included in both the current and future Public Safety Element of the Capital Improvement Plan.

**Additional Information:**

Wake County has identified 410 Lynn Road (REID 0056782) as the most viable and strategically positioned location for a new regional EMS station to serve the surrounding community. The property's value, based on the County's appraisal, is currently \$3,560,000. The site meets all essential criteria and performance benchmarks for EMS operations, including optimal response times, accessibility, and service coverage. An initial feasibility assessment confirmed the site's general suitability to accommodate an EMS facility. Additional due diligence is currently underway to evaluate permitting requirements, zoning compatibility, and other regulatory considerations under the jurisdiction of the City of Raleigh. The size and location of this property are particularly advantageous, as they will enable the consolidation of two existing, obsolete facilities into

one station that can now achieve the goal of establishing a new Regional EMS station to serve the NW Raleigh area.



The property has remained vacant since the passing of its owner, Mr. Ihrie Hill Powell, in November 2023. Although the estate executor initially made efforts to sell the property to the County through a local brokerage firm, unresolved issues within the estate created significant legal complications. As a result, the property cannot be sold by traditional means until the estate matters are resolved. Therefore, condemnation is the most efficient and timely way for the County to acquire this property.

In lieu of a traditional purchase, the County may acquire property for use as an EMS station by condemnation pursuant to North Carolina General Statute §40A. As part of the filing, the County is required to deposit the property's value with the Wake County Clerk of Court, which was determined by an MAI appraisal. Shortly after filing the condemnation action and absent any court-imposed stay, the County can take possession of the property and begin construction of the improvements. Due to the urgent public safety need for an EMS station in this area, and the lack of viable alternate properties within the desired service radius, staff recommend initiating condemnation proceedings as the most expedient path forward. Should a settlement of the condemnation proceedings be proposed in excess of the condemnation deposit, the settlement may require future Board review and approval.

**Attachments:**

1. Property Map
2. Board Resolution