



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

TO: The Honorable John Carney
Members of the General Assembly

FROM: Jennifer Cohan
Secretary, Department of Transportation

DATE: March 31, 2017

RE: 2016 Annual Report
Property Management Section

Property Management Section

17 Delaware Code, Chapter 1, §137(b)(11) requires that the Department of Transportation provide the Governor and General Assembly each year a report identifying properties being held for projects, properties deemed surplus, and all excess properties disposed of in the preceding twelve months.

Those activities are assembled in the following reports provided in accordance with the State law and are summarized as follows:

- **DelDOT Parcels Conveyed to the General Public**
There was 1 (one) parcel sold generating income of \$178,000.00
- **DelDOT Parcels Conveyed to Adjoining Owners due to Minimal Independent Utility**
There were 4 (four) parcels sold to an adjoining property owner generating income of \$240,200.00
- **DelDOT Parcels Conveyed to Towns or Civic Groups**
There were 0 (zero) parcels conveyed to a town or civic group
- **DelDOT Parcels Conveyed to Other State Agencies**
There was 1 (one) parcel conveyed to other state agencies through Custodial Resolution

- **DelDOT Parcels Converted to Operating Highway Right-of-Way**
There were 55 (fifty-five) parcels converted to operating highway Right-of-Way
 - **DelDOT Surplus Disposition Report**
The report contains 19 (nineteen) parcels
 - **DelDOT Parcels Reserved for Projects**
There are 69 (sixty-nine) parcels of fee simple acquisitions that settled in 2016 containing 16.2481 acres of land being reserved for projects
There are 22 (twenty two) parcels containing 359.2 acres of which the state purchased for projects, were unable to dispose of and are leased either short term or long term. These leases generated an annual income of \$202,208.21
-

DelDOT Parcels Conveyed to the General Public

NC-857 – .891 Acres
 Conveyed to – Chapel Street Venture Group, LLC
 Appraised Value - \$130,000.00
 Sold Price - \$178,000.00 August 2016 via public auction

DelDOT Parcels Conveyed to Adjoining Owner due to Minimal Utility

NC-476 - 10.9676 Acres
 Conveyed to – Delaware Saengerbund and Library Association, Inc.
 Appraised Value - \$20,000.00
 Sold Price - \$52,550.00 July 2016 via sealed bid

NC-756 - .726 Acres
 Conveyed to Teal Properties of Delaware
 Appraised Value - \$138,000.00
 Sold Price - \$135,000 August 2016 via sealed bid

NC-952 - .0321 Acres
 Conveyed to Madic Leasing, LLC
 Appraised for \$37,650.00
 Sold in conjunction with project related land swap for \$37,650.00

N-993 - .0323 Acres (Part of full parcel)
 Conveyed to Pelican Key, LLC
 Appraised for \$30,975.00
 Sold in Conjunction with project related land swap for \$15,000.00

Parcels Converted to Operating Highway Right of Way

Released to Project T200412202 – Little Heaven Grade Separated Intersection

K-168-A – SM-00-122.11-01-1.00 .36 acres
K-168-B – SM-00-122.00-02-16.00 2.24 acres
K-171 - SM-122.11-01-16.00 .69 acres
K-173 – SM-00-122.00-02-023.00 5.65 acres
K-188 – SM-00-122.15-01-000 .93 acres
K-192 – SM-00-122.00-02-22.00 2.21 acres
K-195 – SM-00-122.11-01-11.01 + 11.00 .72 acres
K-204 – SM-00-122.11-01-10.00 .97 acres
K-208 – SM-00-122.11-01-17.00+19.00+19.02 1.8 acres
K-213 – MD-00-163.14-09.00 .29 acres
K-218 – SM-00-122.11-01-08.00+09.00 .88 acres
K-243 – SM-00-122.11-01-12.00 .68 acres
K-247 – SM-00-122.00-02-38.00 3.91 acres
K-248 – SM-00-122.00-02-37.00 10.1 acres
K-249 – SM-00-122.00-02-37.01 .65 acres
K-254-A – SM-00-122.00-02-40.01 1.39 acres
K-254-B – SM-00-122.00-02-40.00 3.07 acres
K-254-C – SM-00-122.00-02-39.00 1.48 acres
K-256 – SM-00-122.00-02-01.00 2.42 acres
K-259 – SM-00-122.15-01-06.00 1.18 acres
K-263 – SM-00-122.00-01-09.00 .55 acres
K-264 – SM-00-122.15-01-07.00 .64 acres
K-266 – SM-00-122.11-01-20.00+19.01 1.76 acres
K-268 – SM-00-122.00-02-21.00 .40 acres
K-269 – SM-00-122.11-01-14.00 .67 acres
K-270 – SM-00-122.02-01-01.01 .50 acres
K-271 – SM-00-122.00-02-16.09 1.64 acres
K-274 – SM-00-122.00-01-07.00 .13 acres
K-275 – SM-00-122.02-01-05.00 1.44 acres
K-285 – SM-00-122.11-01-03.00 .47 acres
K-305 – SM-00-131.00-02-20.00 1.69 acres
K-306 – SM-00-131.00-01-05.00 26.88 acres
K-311 – SM-00-113.00-02-35.00 1.85 acres
K-165 – SM-00-131.00-01-03.00 7.67 acres

Released to Project T200812202 – SR1, South Frederica Grade Separated Intersection

K-284 – MD-00-141.00-01-25.00 6.26 acres
K-307 – MD-00-141.00-01-32.00 16.0134 acres
K-304 – MD-00-141.00-01-33.00 1.18 acres
K-282 – MD-00-141.00-01-34.00 6.24 acres

Parcels converted to Operational Right of Way continued...

Released to Project T200511301 - US301, Maryland State Line to SR1

NC-848 – 13-012.00-023 .44 acres
NC-855 – 13-012.00-025 1.79 acres
NC-856 – 13-012.00-025 1.23 acres
NC-931 – 13-017.00-013 1.07 acres
NC-932 – 13-012.00-103 2.19 acres
NC-933 – 13-012.00-102 2.07 acres
NC-934 – 14-010.00-004 1.61 acres
NC-935 – 13-012.00-049+054 133.33 acres
NC-937 – 13-012.00-037 .92 acres
NC-942 – 13-017.00-083 5.83 acres
NC-948 – 13-026.00-006 1.45 acres
NC-950 – 13-012.00-038 4.85 acres
NC-952 – 13-017.00-021 .43 acres
NC-956 – 14-010.00-016+015 2.0 acres
NC-957 – 13-017.00-084 11.50 acres
NC-979 – 13-017.00-007 34.96 acres
NC-926 – 13-017.00-129 14.73 acres

DelDOT Surplus Parcels in Disposition Report (in process or denied)

Plot Plans Attached

K-164 - .361 Acres – Bay Road, Milford

Request to dispose approved with denial of access to Route 1 to remain. It is currently Being appraised.

K-212 – 13.67 Acres - Fast Landing Road, Dover

Part of total acreage to be transferred to Homeland Security, denied. To be retained for future disaster debris site. To be leased in the interim.

K-303 - .39 Acres – Lochmeathe Way in Camden

Request to dispose, denied. To be retained for future Camden service Road.

N-520 – 1.87 Acres – Land locked adjacent to Rt.7 and Churchman’s Road

Request approved but adjoining owner backed out. They are the only ones eligible to purchase due to denials of access.

S-20 – 10.68 Acres – SR32, Greenwood

Request denied. To be retained for disaster debris site.

NC-839-G - .21 Acres With house Glenville Subdivision/Wilmington

Process complete. Settlement to occur March 13, 2017

DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2016.

T200411210 – SR26 Atlantic Avenue from Clarksville to Assawoman Canal

35189 Atlantic Avenue, Ocean View .11 acres
35191 Atlantic Avenue, Ocean View .0344 acres

T200411901 – US40/SR72 Intersection Improvements

2470 Sunset Lake Road, Newark .1872 acres
103 E. Skeet Cir., Bear .0196 acres
2482 Sunset Lake Road, Newark .70 acres
2464 Sunset Lake Road, Newark .1359 acres
0 Sunset Lake Road, Newark .3533 acres
2420 Sunset Lake Road, Newark .5048 acres
16 Bristlecone Ct., Newark .0188 acres

T200511001 – SR1/SR273 to the Roth Bridge

0 Main St., Newark 4.17 acres

T200511301 – US301 Maryland State Line to SR1

0 Summit Bridge Road, Middletown .0594 acres
5033 Summit Bridge Road, Middletown .02599

T200601102 – SR72, McCoy Road to SR71

3707 Wrangle Hill Road, Bear .0359 acres
3727 Wrangle Hill Road, Bear .0538 acres
0 Fieldstone Crossing Dr., Bear .0723 acres
3843 Wrangle Hill Road, Bear .0205 acres
0 Fieldstone Crossing Dr., Bear .02558 acres
0 Chartwell Ct., Bear 2.7958 acres
1830 McCoy Road, Bear .0293
3991 Wrangle Hill Road, Bear .0079 acres
3903 Wrangle Hill Road, Bear .1605 acres

T200711201 – HSIP SC, SR24 at Mount Joy Road to Bay Farm Road

Rt. 24, Royal Farms, Millsboro .05326 acres
Rt. 24, Ed and Nancy Machulski .0894 acres
Rt. 24, Trading Post Plaza .2562 acres
Rt. 24, Ernest Timmons .1354 acres
Rt. 24, Long Neck, Inc. .0390
Rt. 24, Devere and Charity Patton .0826

Parcels purchased and reserved for projects in 2016 continued...

T200811201 – Alt. SR24 (Phase II) Zoar Rd., Speedway Rd., and Bethesda Rd.

22197 Speedway Road, Georgetown .0243 acres
0 DuPont Highway, Georgetown .0099 acres
0 DuPont Highway, Georgetown .0081 acres
0 Zoar Road, Baxter Farms, Georgetown .1407 acres

T200900704 – HSIP NCC, SR273, Appleby Road to Airport Road

290 Christiana Road, New Castle .57 acres
284 Christiana Road, New Castle .0964 acres
272 Christiana Road, New Castle .0375 acres
2 Applebee Road, New Castle .0049 acres
284 Christiana Road, New Castle .2725 acres
260 Christiana Road, New Castle .1072 acres

T200912002 – Jamison Corner Road Relocated at Boyds Corner Road

1125 and 1131 Jamison Corner Road, Middletown .1995 acres

T201000701 – HSIP NCC, SR 71, Old Porter Road to SR 7

1554 Church Road, Bear .0896 acres
1816 Bear Corbitt Road, Bear .0609 acres
0 Red Lion Road, Bear .1245 acres
0 Old Porter Rd., Bear .1692 acres
1745 Bear Corbitt Road, Bear .1974 acres

T201100901 – HSIP SC, US9 and SR5 Intersection Improvements

Rt. 5 (Exxon), Harbeson .0570 acres
Rt. 9 (Alva and Jeanette Wagner), Harbeson .1032 acres
Rt. 9 (Compass Point Ventures), Harbeson .0788 acres
Rt. 5 and Rt. 9 SW Corner, Harbeson 1.99 acres
Rt. 18 (Harbeson Commerce) Harbeson .0128 acres
Rt. 18 (Harbeson Commerce) Harbeson .0200 acres
Rt. 18 (Wallace and Kay Kopple) .0364 acres
Rt. 9 (Central Storage at Harbeson) Harbeson .1692 acres
Rt. 9 (Jason B. Hill) Harbeson .1148 acres
Rt. 9 (Robert and Sandra Davidson) .0366 acres

T201112201 – SR1, NE Front St. Grade Separated Intersection

818 Front. St., Milford .2186 acres

T201200802 – HEP KC, SR10 and SR15 Intersection Improvements

1689 Dundee Road, Camden-Wyoming .1858 acres
0 Willow Grove Road, Camden-Wyoming .143 acres
26 Moose Lodge Road, Camden-Wyoming .1421 acres
10531 Willow Grove Road, Camden-Wyoming .0189 acres
10595 Willow Grove Road, Camden-Wyoming .0331 acres

Parcels purchased and reserved for projects in 2016 continued...

T201300301 – HEP SC, SR 404 and SR18 Intersection Improvements

Rt. 18 (Janet Leigh Townsend), Seaford .0516 acres

T201507301 – BR 3-299 on S013 Bi-State Blvd. Over Meadow Branch

Delmar-Laurel (Amick Farms), Delmar .0040 acres

Bi-State Blvd, (Erik Gough), Delmar .0060 acres

Bi-State Blvd, (Ludwig Alberti), Delmar .0084 acres

T201507302 – BR 3-915 on SR16 Beach Highway over Maple Marsh Ditch

Rt. 16 (Joseph Mihalik), Ellendale .0116 acres

Rt. 16 (Jessica Ortiz-Rosales), Ellendale .0112 acres

Rt. 16 (Russel and Sheena Floyd), Ellendale .0056 acres

T201507302 – SR72 SR1 Diverging Diamond

1826 McCoy Road, Bear .0293 acres

T201612101 – Christina River Bridge

5 James Ct., Wilmington .4017 acres

701 Market St., Wilmington .0689 acres

DelDOT Active 2016 Leases

N-159-C Purchased for #1716 Summit Bridge Approach 9.18 Acres \$850.00/yr

N-600-B Purchased for Delaware Turnpike Sept. 25,1959 3.24 Acres \$27,500.00/yr

N-914 C-Line Therapeutic and Educational Riding Center \$1.00/yr

K-148A Purchased for 83-110-02 US13 Relief Route \$2,925.00/yr.

N-654 Purchased for 22-041-02 Old Baltimore Pike 8.9 Acres leased to Christiana Fire Co. \$.01/year

N-901 Purchased for I-95 Exit 6, 3.3 Acres leased for a billboard \$37,356.00/yr

K-212 Purchased for 25-020-02 Park and Ride, Cheswold billboard \$1,216.00/yr

N-227 Purchased for 79-103-07 SR4, Section 3 5.43 acres \$26,450.00

N-935A Purchased for T2005113301, US 301 34.87 acres \$3,200.00/yr.

N-868-A&B Purchased for 22-041-02 Old Airport Road 1.54 acres \$24,720.00/yr

2016 Active leases continued...

K-174 Purchased for 92-110-09 Corridor Preservation 2.27 acres \$200.00/yr

N-864 Purchased for 24-512-02 Newark Transit Hub Extended 18.01 acres
\$49,000.00/yr

N-881 United Water Lease \$5,580.00/year

N-159-A Purchased for Project 1716 Summit Bridge Approach 16.76 acres
\$1,500.00/yr

N-629 Purchased for T2015113301, US301 Bethel Church Rd. 44.94 acres

NC-6 Airspace Agreement BASF Corporation \$1,597.00/yr

N-23 Airspace Agreement Hagley Museum \$5,300.00/yr

N-30 Airspace Agreement (old MBNA Ped overpass) Buccini Pollin Group
\$1,500.00/yr

N-8 Airspace Agreement (Newport Skatepark) \$1.00/yr

NC-10 Airspace Agreement M&T Bank \$1,597.20/yr

Acquisition Section

17 Delaware Code, Chapter 1, §137(a)(3) requires that the Department of Transportation provide the Governor and General Assembly each year a report identifying all properties acquired in the preceding twelve months in connection with acquisitions made pursuant to the Department's Corridor Capacity Preservation Program or advanced acquisitions on new or expanded corridors approved by the Council on Transportation.

- During 2015 there were 0 (zero) development right and 0 (zero) fee simple title acquisitions for the Corridor Capacity Preservation Program



K-164
Tax parcel No. 5-00-152.00-01-27.01

1

1

BAY ROAD

BAY ROAD





Camden Lowe's

K-303

13

13



NC-520

58

58

95

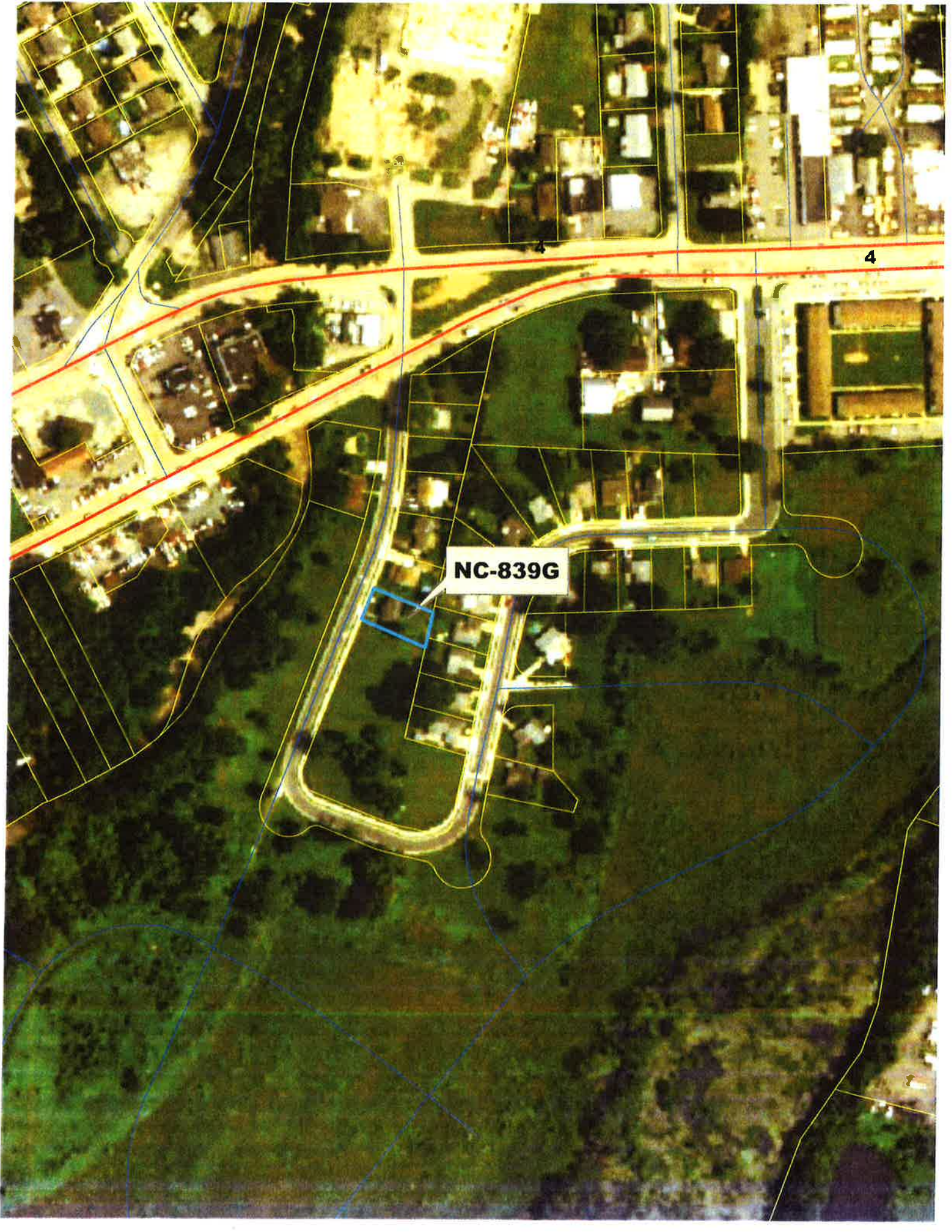
95



S-20

16

36



NC-839G

4

4