



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 150<sup>th</sup> General Assembly

FROM: Jennifer Cohan  
Secretary, Department of Transportation

DATE: March 31, 2019

RE: 2018 Annual Report  
Property Management Section

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### **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 were 0 (zero) parcels sold generating income of \$0
- **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 \$348,705.00
- **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 were 0 (zero) parcels conveyed to other state agencies through Custodial Resolution

- **DelDOT Parcels Converted to Operating Highway Right-of-Way**  
There were 9 (nine) parcels converted to operating highway Right-of-Way
  - **DelDOT Parcels Converted from Operating Highway Right-of-Way**  
There was 1 (one) parcel converted
  - **DelDOT Surplus Disposition Report**  
The report contains 5 (five) parcels
  - **DelDOT Parcels Reserved for Projects**  
There are 101 (one hundred and one) areas of fee simple acquisitions that settled in 2017 containing 136.7765 acres of land being reserved for projects, .9088 acres purchased for DelDOT Facilities and .1800 acres purchased through a Bond Bill.  
There are 23 (twenty three) parcels containing 500.32 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 \$202,458.42
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**DelDOT Parcels Conveyed to the General Public**

N/A

**DelDOT Parcels Conveyed to Adjoining Owner due to Minimal Utility**

**S-137 and S-136** - 7.13 Acres located at the ramp at SR30 and Cedar Neck Road  
(encumbered by a Permanent Easement for seasonal snow fencing)

Conveyed to East Gate Farm LLC

Appraised Value: \$73,700.00

Sold for: \$73,705.00 via sealed bid

**K-252 and K-253** – 11.67 Acres located in Frederica across from the DE Turf fields.  
(Restricted with a denial of access to SR1)

Conveyed to JMER Properties LLC

Range of Value from Appraisal: \$379,000. - \$442,000.

Sold for: \$275,000.00 via Direct Sale with only one interested adjoining property owner.

**DelDOT Parcels Conveyed to Towns or Civic Groups**

N/A

**DelDOT Parcels Conveyed to Other State Agencies**

N/A

**DelDOT Parcel Converted from Operating Right-of-Way to Excess Land to be sold**

S. Walnut and Garasches Lane in Wilmington– 3.6686 Acres (which includes 2.2186 acres of Garasches Lane road bed)

Conveyed to Riverfront Development Corporation

Appraised Value – \$599,000.00

Sold Price – Conveyed to RDC in negotiations for a land exchange for the realignment of Garasches Lane near the Sports Complex.

**DelDOT Surplus Parcels in Disposition Report (in process or denied, exhibits attached)**

**N-1002 – 8.009 Acres** - East side of Red Mill Road (S. of Mill Park Court in White Clay Hundred) Newark. Vacant wooded land with road frontage on Red Mill Road. No zoning since this was purchased for Right of Way for the Pike Creek Connector that was never built and is no longer needed for transportation use.

Appraised for \$240,000.00

Under contract, pending settlement

**K-121 A, B, C – 2.89 Acres** – Located on the north east corner of the intersection of Scarborough Road and US 13 in Dover. Vacant wooded lot with no road access allowed due to proximity to the intersection and SR 1 off ramp exit 104.

Appraised for \$609,000.00

Under contract, pending settlement

**N-520 - .16 Acres** – Located at the corner of Churchmans Road and SR 7 in the Stanton Christiana area. Vacant lot encumbered with multiple utility easements and a denial of access to both Churchmans Road and SR 7.

Appraised for \$950,000.00

Sealed Bid Auction held with no qualifying bids.

New Sealed Bid Auction held with \$200,000.00 minimum requirement.

Under contract, pending settlement

**N-1008 – 1.90 Acres** – Located on the east side of Marl Pit Road west of US 13 in Odessa. Vacant lot with no encumbrances converted from right of way no longer needed for transportation use.

Appraised for \$95,000.00

Public Auction Scheduled

**NC-272-A – 6.87 Acres** – Located south of New Discovery Road, east of Summit Bridge Road in Townsend. Land locked parcel to only be offered to adjoining property owners via sealed bid auction.

Appraised for \$9,500.00

Sealed Bid auction solicitation letters sent to adjoining property owners. Awaiting bid opening date.

**DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2018.**

**T200212701 – North Millsboro Bypass**

234-27.00-27.00 and 27.010 – 28021 Gravel Hill Road, Millsboro 6.685 ac.  
135-19.11-9.00 – 514 W. Market Street, Georgetown .5506 ac.

**T200411209 – SR24, Mulberry Knoll to SR1**

334-12.00-57.00 – SR 24, Rehoboth .2582 ac.  
334-12.00-47.00 – John J. Williams Hwy., Millsboro .1088 ac.  
334-12.00-71.00 – 19231 Plantation Road, Lewes .0229 ac.

**T200411901 – US40/SR72 Intersection Improvements**

11-028.10-130 – Wrangle Hill Road, Bear .0718 ac  
11-028.10-129 – Wrangle Hill Road, Bear .1169 ac.  
11-028.00-004 – Wrangle Hill Road, Bear 2.5286 ac.

**T200511301 – US301, Maryland State Line to SR1**

11-057.00-011 – Bethel Church Road, Middletown 48.98 ac.  
11-058.00-014 – Bethel Church Road, Middletown 60.00 ac.

**T200512102 – Christina River Bridge Approaches**

26-056.00-016 – 1001 Justison Street, Wilmington .6039 ac.  
26-058.00-043 – 727 S. Market Street, Wilmington .0012 ac.  
26-049.00-021 – Shipyard Drive, Wilmington .5326 ac.  
26-049.00-022 – 740 Shipyard Drive, Wilmington .2396 ac.  
07-044.10-001 – 800 Delmarva Lane, Wilmington 2.1380 ac.

**T200601102 – SR 72, McCoy Road to SR 71**

11-034.10-083 – Willamette Drive, Bear .07777 ac.  
11-034.00-006 – Wrangle Hill Road, Bear .1946 ac.  
11-039.00-004 – 3596 Wrangle Hill Road, Bear .0144 ac.  
12-012.00-175, 003, 060, 004 – Wrangle Hill Road, Bear .9022 ac.  
12-006.00-048 – 1600 Red Lion Road, Bear .0438 ac.  
12-012.00-300 – 200 American Blvd., Bear .03267 ac.  
12-012.00-312 – American Blvd., Bear .2629 ac.  
12-012.00-306 – Wrangle Hill Road, Bear .0302 ac.  
11-034.00-010 – 3489 Wrangle Hill Road, Bear .019 ac.  
11-039.00-032 – 3507 Wrangle Hill Road, Bear .0874 ac.  
11-039.00-033 – 3515 Wrangle Hill Road, Bear .0588 ac.  
12-012.00-072 – 3805 Wrangle Hill Road, Bear .0377 ac.  
12-012.00-073 – Wrangle Hill Road, Bear .0380 ac.  
12-012.00-071 – Wrangle Hill Road, Bear .0392 ac.  
12-012.00-070 – Wrangle Hill Road, Bear .0432 ac.  
12-012.00-069 – Wrangle Hill Road, Bear .0452 ac.

**DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2018 continued:**

**T200601102 – SR 72, McCoy Road to SR 71 continued**

- 12-012.00-144 – Wrangle Hill Road, Bear .0119 ac.
- 12-013.00-074 – Wrangle Hill Road, Bear .0170 ac.
- 12-013.00-011 – Wrangle Hill Road, Bear .02568 ac.
- 12-013.00-010 – 4061 Wrangle Hill Road, Bear .0124 ac.
- 11-034.00-007 – 3482 Wrangle Hill Road, Bear .2506 ac.
- 11-034.00-014 – Wrangle Hill Road, Bear .1216 ac.
- 11-039.00-003 – 3560 Wrangle Hill Road, Bear .1510 ac.
- 11-039.00-004 – Wrangle Hill Road, Bear .1444 ac.
- 12-012.00-061, 062 – 3862 Wrangle Hill Road, Bear .1241 ac.
- 12-012.00-063 – 3876 Wrangle Hill Road, Bear .0950 ac.
- 12-012.00-172 – Wrangle Hill Road, Bear .0633 ac.
- 12-013.00-080 – Wrangle Hill Road, Bear .1751 ac.
- 11-034.00-003 – 3340 Wrangle Hill Road, Bear .18 ac.
- 11-034.00-004 – Wrangle Hill Road, Bear .1601 ac.
- 11-037.00-005 – 3465 Wrangle Hill Road, Bear .3126 ac.
- 11-039.10-106 – 1919 Red Lion Road, Bear .1476 ac.
- 12-012.00-055 – Wrangle Hill Road, Bear .0289 ac.
- 12-012.00-054 – Wrangle Hill Road, Bear .0098 ac.
- 12-012.00-068 – Wrangle Hill Road, Bear .0512 ac.
- 12-012.00-066 – Wrangle Hill Road, Bear .2084 ac.
- 12-012.00-145 – 3991 Wrangle Hill Road, Bear .0243 ac.
- 12-012.00-143 – Wrangle Hill Road, Bear .0002 ac.
- 12-013.00-009 – Wrangle Hill Road, Bear .0124 ac.
- 11-039.10-163 – 106 Roeper Street, Bear .0527 ac.

**T200711201 – HSIP SC, SR24 at Mt. Joy Rd. to Bay Farm Rd.**

- 234-23.00-163.00 – Autumn Road, Millsboro .0008 ac.
- 234-23.00-176.01 – Autumn Road, Millsboro .0092 ac.
- 234-23.00-181.00 – John J. Williams Hwy., Millsboro .0457 ac.
- 234-23.00-180.00 – John J. Williams Hwy., Millsboro .0914 ac.
- 234-29.00-068.00 – John J. Williams Hwy., Millsboro .2549 ac.
- 234-29.00-069.07 – John J. Williams Hwy., Millsboro .0228 ac.
- 234-29.00-069.02 – Oak Orchard Road, Millsboro .0861 ac.
- 234-29.00-540.00 – 27170 Merchantmen Drive, Millsboro .0345 ac.
- 234-29.00-023.00 – 30838 Mt. Joy Road, Millsboro .0539 ac.
- 234-29.00-020.02 – Mt. Joy Road, Millsboro .0592 ac.
- 234-29.00-263.10 – Mt. Joy Road, Millsboro .0121 ac.
- 234-29.00-043.00 – Mt. Joy Road, Millsboro .0517 ac.
- 234-29.00-263.06 – Mt. Joy Road, Millsboro 1.0718 ac.
- 234-29.00-263.01 – SR 24 Millsboro .5468 ac.
- 234-23.00-164.00 – Autumn Road, Millsboro .0022 ac.
- 234-23.00-172.00 – Autumn Road, Millsboro .0379 ac.

**DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2018 continued:**

**T200711201 – HSIP SC, SR24 at Mt. Joy Rd. to Bay Farm Rd. continued**

- 234-23.00-174.00 – Autumn Road, Millsboro .0444 ac.
- 234-23.00-174.03 – Autumn Road, Millsboro .0079 ac.
- 234-23.00-175.00 – Autumn Road, Millsboro .0083 ac.
- 234-23.00-176.00 – Autumn Road, Millsboro .0087 ac.
- 234-23.00-184.00 – 26130 John J. Williams Hwy, Millsboro .0546 ac.
- 234-23.00-183.00 – SR24, Millsboro .0918 ac.
- 234-23.00-182.00 – SR24, Millsboro .0915 ac.
- 234-23.00-179.00 – SR24, Millsboro .0456 ac.
- 234-29.00-556.00 – Oak Orchard Road, Millsboro .0125 ac.
- 234-29.00-541.00 – Oak Orchard Road, Millsboro .0172 ac.
- 234-23.00-902.04 – Bay Farm Road, Millsboro .0352 ac.
- 235-23.00-116.11 – 26430 Bay Farm Road, Millsboro .0826 ac.
- 234-23.00-189.00 – 26137 John J. Williams Hwy. Millsboro .0453 ac.
- 234-23.00-189.01 – 26137 John J. Williams Hwy. Millsboro .0347 ac.
- 234-23.00-190.00 – 26129 John J. Williams Hwy. Millsboro .0802 ac.
- 234-23.00-194.00 – John J. Williams Hwy., Millsboro .0291 ac.
- 234-23.00-178.00 – 26058 John J. Williams Hwy., Millsboro .0472 ac.

**T200900704 SR273, Appleby Road to Airport Road**

- 10-029.10-105 – Community Plaza, New Castle .0274 ac.
- 10-029.10-107 – Community Plaza, New Castle .0216 ac.

**T201100901 US9 and SR5 Intersection Improvements**

- 235-30.00-25.00 – US 9, Harbeson .1769 ac.

**T201109001 SR141, I-95 to Jay Drive (and Commons Blvd.)**

- 10-013.00-021 – 818 Basin Road, New Castle .1156 ac.

**T201404101 Little Baltimore Road Drainage Improvements**

- 08-017.20-014 - Tenby Chase Turnpike, Newark .0340 ac.
- 08-017.20-016 - 61 Tenby Chase Turnpike, Newark .0573 ac.

**T201407403 BR 1-577 on N050 Northeast Blvd. over Brandywine**

- 26-036.40-001 – Northeast Blvd., Wilmington .0589 ac.

**T201407309 BR 3-588 on SR 26 Ninefoot Road over Wharton's Branch**

- 233-14.00-10.00 – Ninefoot Road, Dagsboro .0106 ac.

**T201470301 North Concept Design**

- 07-041.20-017 – 1508 Newport Gap Pike, Wilmington .10 ac.

**DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2018 continued:**

**T201600201 SR14 Killens Pond Road Intersection Improvements**

- 6-11-172.00-01-10.00-000 – 4506 Milford Harrington Hwy., Harrington .0271 ac.
- 5-00-172.00-01-34.07-000 – Milford Harrington Hwy., Harrington .0346 ac.
- 5-00-172.00-02-01.00-000 – Milford Harrington Hwy., Harrington .0251
- 6-00-172.00-01-34.04-000 – Milford Harrington Hwy., Harrington .0172 ac.

**T201612101 Christina River Bridge**

- 26-056.00-006 – Justison Street, Wilmington .4733 ac.
- 26-056.00-008 – Justison Street, Wilmington 2.4756 ac.

**T201707301 BR 3-629 Maple Branch Road over Gravelly Branch**

- 135-3.00-2.01 – Maple Branch Road, Georgetown .0516 ac.

**Parcels Purchased for DelDOT Facilities:**

**T201780102 St. Georges Maintenance Yard Entrance Improvements**

- 13-003.00-014 – 1871 DuPont Parkway, Middletown .9088 ac.

**Parcels Purchased through Bond Bill:**

**T201809901 Bond Bill, 2 Cunard Street, Wilmington**

- 07-042.10-029 – 2 Cunard Street, Wilmington .18 ac.

**DelDOT Active 2018 Leases**

N-159-C Purchased for project number 1716 Summit Bridge Approach 9.18 Acres \$810.00/yr.

N-600-B Purchased for Delaware Turnpike Sept. 25, 1959, 3.24 Acres \$28,500.00/yr.

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

K-148A Purchased for 83-110-02 US13 Relief Route 34.40 ac. \$2,925.00/yr.

N-654 Purchased for 22-041-02 Old Baltimore Pike 8.9 Acres leased to Christiana Fire Co. \$1.00/year paid up front in full

K-212 Purchased for 25-020-02 Park and Ride, Cheswold billboard \$2,798.42/yr

K-212 – Purchased for 25-020-02 Park and Ride 27.17 acres Ag. Lease \$2,173.60/yr

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

N-935A Purchased for T2005113301, US 301 34.87 acres \$3,085.00/yr.

**DelDOT Active 2018 Leases continued:**

N-868-A&B Purchased for 22-041-02 Old Airport Road 1.54 acres \$17,700.00/yr.

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  
\$54,450/yr

N-881 United Water Lease \$5,860.00/year

N-159-A Purchased for Project 1716 Summit Bridge Approach 16.76 acres  
\$1,480.00/yr

N-629 Purchased for T2015113301, US301 Bethel Church Rd. 44.94 acres  
\$3,980.00/yr.

NC-6 Airspace Agreement BASF Corporation \$1,597.20/yr.

N-23 Airspace Agreement Hagley Museum \$7,400.00/yr.

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

NC-8 Airspace Agreement (Newport Skate Park) \$1.00/yr.

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

N-1003 Purchased for US301 Bethel Church Rd., 50.30 ac. \$3,670.00/yr.

N-1004 Purchased for US301 Bethel Church Rd., 59.30 ac. \$4,780.00/yr.

NC-34 Airspace Agreement (Old Astra Zeneca Pedestrian Overpass) \$1,500.00/yr.

S-193 Purchased for North Millsboro Bypass in advance .55 ac. \$30,000.00/yr.

**Acquisition Section**

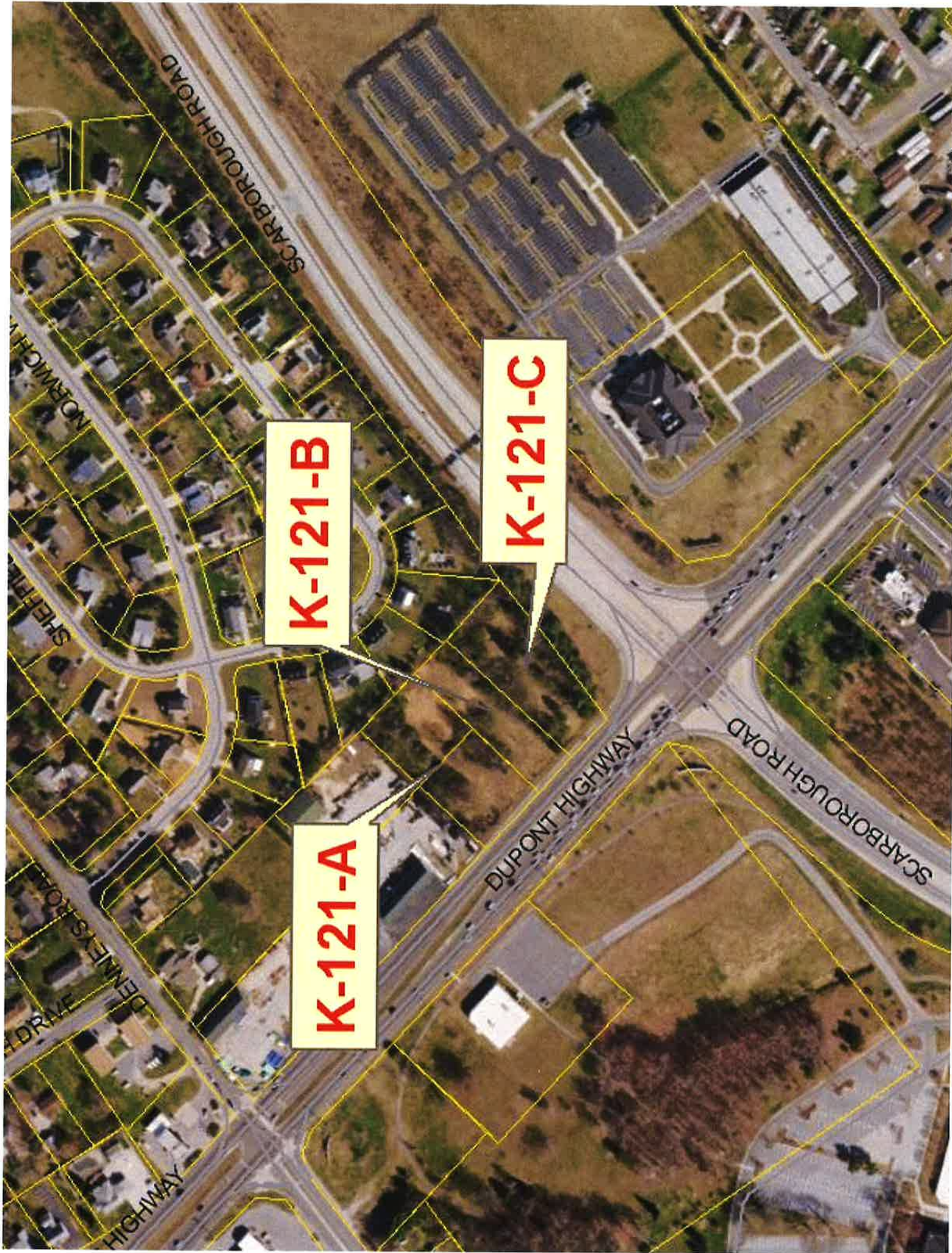
17 Delaware Code, Chapter 1, §137(a)(3) requires that the Department of Transportation provide the Governor and General Assembly each year a report identifying all properties acquired in the preceding twelve months in connection with acquisitions made pursuant to the Department's Corridor Capacity Preservation Program or advanced acquisitions on new or expanded corridors approved by the Council on Transportation. During 2018 there were 0 (zero) development right and 0 (zero) fee simple title acquisitions for the Corridor Capacity Preservation Program



**N-1002**







**K-121-B**

**K-121-C**

**K-121-A**





**N-520**

CHURCHMANS ROAD

KOREAN WAR VETERANS MEMORIAL HIGHWAY

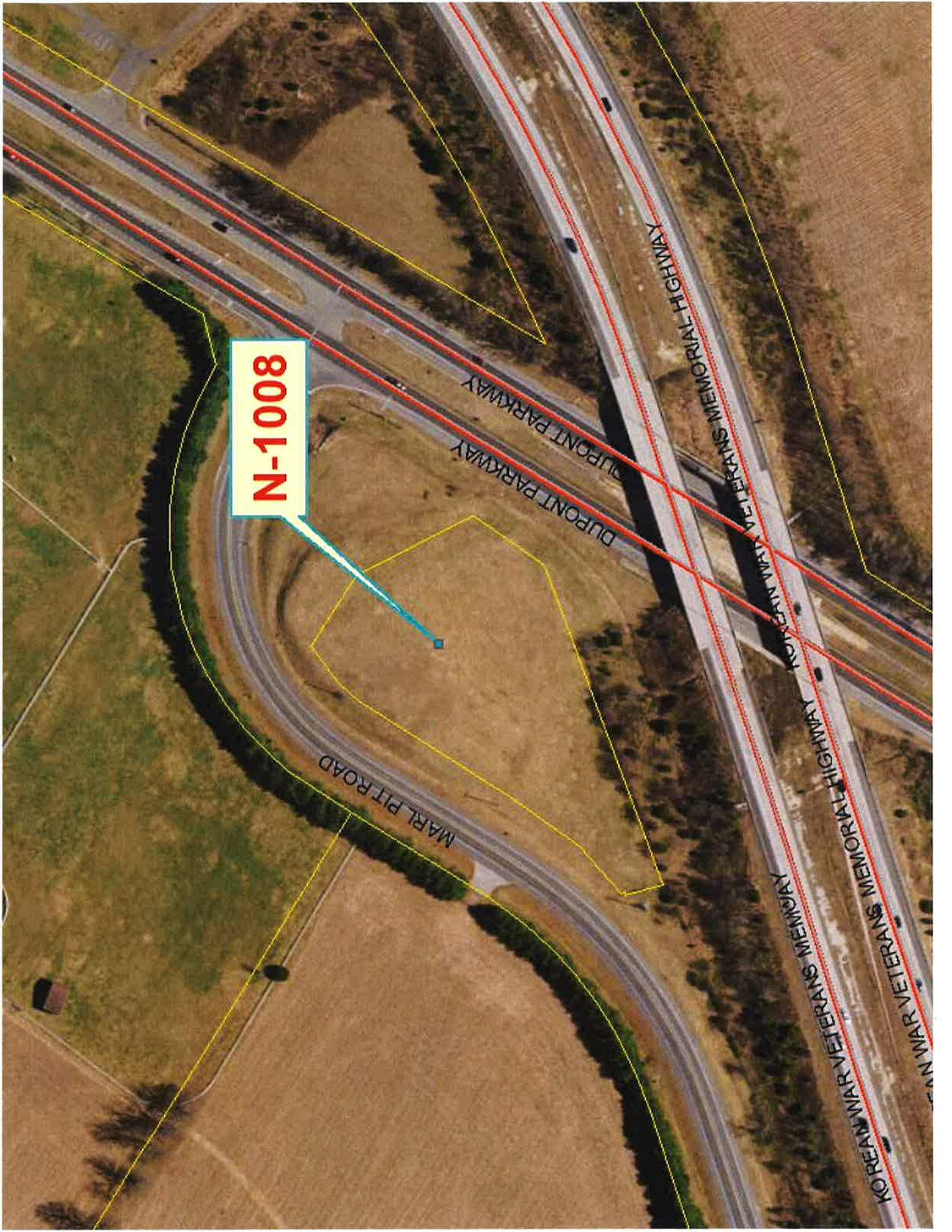
CHURCHMANS ROAD

CHURCHMANS ROAD

CONTINENTAL DRIVE

TWIN C. RD.





**N-1008**

MARL PIT ROAD

DUPONT PARKWAY

KOREAN WAR VETERANS MEMORIAL HIGHWAY



**NC-272-A**

DUPONT PARKWAY

KOREAN WAR VETERANS MEMORIAL

DUPONT PARKWAY

NEW BRIDGE ROAD  
NEW BRIDGE ROAD  
NEW BRIDGE ROAD

PLUMBLE ROAD

