



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 27, 2018

RE: 2017 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:

- **DeIDOT Parcels Conveyed to the General Public**
There were 4 (four) parcels sold generating income of \$194,100.00
- **DeIDOT Parcels Conveyed to Adjoining Owners due to Minimal Independent Utility**
There was 1 (one) parcel sold to an adjoining property owner generating income of \$10,000.00
- **DeIDOT Parcels Conveyed to Towns or Civic Groups**
There were 0 (zero) parcels conveyed to a town or civic group
- **DeIDOT 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 2 (two) parcels converted to operating highway Right-of-Way
 - **DelDOT Parcels Converted from Operating Highway Right-of-Way**
There was 1 (one) parcel converted and sold generating income of \$7,000.00
 - **DelDOT Surplus Disposition Report**
The report contains 6 (six) parcels
 - **DelDOT Parcels Reserved for Projects**
There are 51 (fifty-one) parcels of fee simple acquisitions that settled in 2017 containing 6.99806 acres of land being reserved for projects and 3.160 acres purchased for DelDOT Facilities.
There are 24 (twenty two) parcels containing 499.77 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 \$216,997.00
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DelDOT Parcels Conveyed to the General Public

NC-516 – .344 Acres
 Conveyed to – P.J. Bale, Inc.
 Appraised Value - \$75,000.00
 Sold Price - \$85,000.00 January 2017 via public auction

NC-839(G) - .2121 Acres (improved with residential dwelling)
 Conveyed to – James A. Luciano
 Appraised Value – 130,000.00
 Sold Price - \$70,000.00 February 2017 via absolute auction

**** Absolute auction held after the public auction was held and the Department did not receive the minimum allowed bid. The ability to sell this within weeks of the public auction instead of maintaining it for another year was a direct result of the Legislation changes made last year****

NC-575 – 1.570 Acres
 Conveyed to – Brian K. Tinsley
 Appraised Value - \$46,000.00
 Sold Price - \$39,100.00 March, 2017 via public auction

NC-579 - .7469 Acres
 Conveyed to – Stephen G. Pierce
 Appraised Value - \$70,000.00
 Sold Price - \$59,500.00 August, 2017 via public auction

DelDOT Parcels Conveyed to Adjoining Owner due to Minimal Utility

K-164 - .3661 Acres
Conveyed to – Glenn H. and Nancy G. Sherwood, H/W
Appraised Value - \$9,150.00
Sold Price - \$10,000.00 September, 2017 via sealed bid

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

10 Salem Church Road - .3216 Acres (no road access and encumbered by multiple utility easements).
Conveyed to Newark Property LLC
Appraised Value – \$7,000.00
Sold Price - \$7,000.00 by request of the adjoining property owner.

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

Plot Plans Attached

S-137 and S-136 - 7.13 Acres – at the ramp at SR30 and Cedar Neck Road
Request to dispose approved to be encumbered with a Permanent Easement for snow Fence. Currently being appraised.

K-121A, B, and C – 2.94 Acres - North East Corner of Scarborough Road and US13, Dover. Vacant land with no road access. Zoned BG Currently being appraised

N-1002 – 8.12 Acres – Red Mill Road, Newark
Request to convert from Right of Way and dispose, approved. Currently being Appraised.

N-365B – .74 Acres – South side of Old Baltimore Pike and East of Woodland Run Drive. Zoned NC-5 (residential) with no road access. Currently being surveyed.

K-191 – .85 Acres – South side of S. State St. and East of US 13 with CPO zoning (commercial/professional office) in Dover. Request to dispose – Denied potential Future transportation use.

K-112 – 1.75 Acres South East corner of US 13 and Webbs Lane in Dover. Zoned BG (Commercial) Request to dispose – Denied for potential need for US 13 Widening

DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2017.

T200411209 – SR24, Mulberry Knoll to SR1
334-12.00-115.00 – S/W corner of SR 24 and Warrington Rd, Rehoboth .4112 ac.

Parcels purchased and reserved for projects in 2017 continued...

T200411209 – SR24, Mulberry Knoll to SR1 continued

334-12.00-125.00 – Warrington Rd., Rehoboth .4032 ac.
334-12.00-57.00 – SR 24, Rehoboth .0218 ac.

T200411901 – US40/SR72 Intersection Improvements

11-023.00-099 – Sunset Lake Road, Newark .0119 ac
11-023.00-158 – 18 Bristlecone Ct., Newark .0292 ac.
11-028.00-023 – Wrangle Hill Road, Bear .1074 ac.
11-028.00-009 – 2705 Wrangle Hill Road, Bear .0830 ac.
11-028.10-079 – 101 E. Skeet Cir. Bear .0037 ac.
11-023.00-008 – 2483 Sunset Lake Road, Newark .459 ac.
11-028.00-068 – 10 Foxhunt Dr., Bear .1971 ac.
11-023.00-016 – 2460 Sunset Lake Road, Newark .2755 ac.

T200512102 – Christina River Bridge Approaches

26-049.00-037 – 818 Shipyard Dr., Wilmington .0096 ac.

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

234-29.00-17.00 – John J. Williams Highway, Millsboro .1150 ac.
234-029.00-18.00 – 26756 John J. Williams Highway, Millsboro .0073 ac.
234-29.00-19.00 – SR24 Millsboro, .0549
234-23.00-184.00 – 26130 John J. Williams Highway, Millsboro .0534 ac.
234-23.00-183.00 – SR24, Millsboro .0895 ac.
234-23.00-181.00 – SR24, Millsboro .0488 ac.
234-23.00-180.00 – SR24 Millsboro .0897 ac.
234-29.00-69.01 – W/S Oak Orchard Rd., Millsboro .0344 ac.
234-29.00-69.08 – SR24 Millsboro .0207 ac.
234-29.00-69.09 – SR24 Millsboro .0746 ac.
234-29.00-69.10 – SR24 Millsboro .1229 ac.
234-29.00-69.11 – SR24 Millsboro .0764
234-23.00-902.01 – Bay Farm Rd., Millsboro .2552 ac.
234-23.00-902 – Bay Farm Rd., Millsboro .2753 ac.
234-23.00-902.04 – W/S Bay Farm Rd., Millsboro .0287 ac.
234-23.00-116.09 – W/S Bay Farm Rd., Millsboro .0845 ac.
234-23.00-188.00 – John J. Williams Highway, Millsboro .1154 ac.
234-23.00-193.00 – John J. Williams Highway, Millsboro .0826 ac.

T200811201 – Zoar Rd., Speedway, Bethesda Intersection Improvements

133-2.00-49.00 – 22471 Zoar Rd., Georgetown .0913 ac.

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

10-053.00-024 – 1610 Church Rd., Newark .0253 ac.

Parcels purchased and reserved for projects in 2017 continued...

T201100901 – HSIP SC, US9 and SR5 Intersection Improvements

235-30.00-15.00 – SR5, Harbeson .1675 ac.

235-30.00-29.00 – US9 Harbeson .0218 ac.

T201100901 – HISP SC, US 9 and SR5 Continued

235-30.00-71.00 – SR5, Harbeson .0166 ac.

235-30.00-17.00 – US9, Harbeson .0334 ac.

235-30.00-29.00 – US9, Harbeson .0218 ac.

T201112201 – SR1, NE Front St. Grade Separated Intersection

5-16-183.07-01-19.00-000 – New Wharf Rd., Milford .1866 ac.

5-16-183.07-01-67.00-000 – 940 NE Front St., Milford .2341 ac.

5-16-174.15-01-01.00-000 – 111 Silicato Pkwy, Milford .0748 ac.

5-16-183.07-01-16.00-000 – 801 NE Front St., Milford .2447 ac.

5-00-174.00-02-64.00-000 – New Wharf Rd., Milford 1.0753 ac.

T201300301 – HEP SC, SR404 and SR18 Intersection Improvements

131-19.00-58.00 – SR404, Bridgeville .2423 ac.

331-2.00-36.07 – SR18 Bridgeville .01726 ac.

T201507403 – BR1-634 SR100 Dupont Rd. over East Penn RR

19-002.00-128 – 2700 Boulevard Rd., Wilmington .0059 ac

T201500103 – HEP NCC SR41 and Faulkland Rd. Intersection Improvements

08-032.20-268 – 2819 Newport Gap Pike, Wilmington .0138 ac.

08-032.20-194 – 2809 Newport Gap Pike, Wilmington .0242 ac.

08-032.20-266 – 2811 Newport Gap Pike, Wilmington .0143 ac.

08-032.20-193 – 2813 Newport Gap Pike, Wilmington .0143 ac.

08-032.20-270 – 2815 Newport Gap Pike, Wilmington .0137 ac.

08-032.20-269 – 2817 Newport Gap Pike, Wilmington .0138 ac.

Converted to Right of Way for Facility Use:

T201880101

135-16.00-18.00 – Gravel Hill Road, Georgetown 3.160 ac.

T201687901

230-14.00-112.00 – 9131 Benson Rd., Lincoln .50 ac

DelDOT Active 2017 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 \$28,050.00/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. \$.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 \$2,798.00/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

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 \$25,200.00/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 \$5,700.00/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 \$4,100.00/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 Skatepark) \$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. \$3,675.00/yr

N-1004 Purchased for US301 Bethel Church Rd., 59.30 ac. \$4,775.00/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 2015 there were 0 (zero) development right and 0 (zero) fee simple title acquisitions for the Corridor Capacity Preservation Program

Cedar Creek Rd

Cara Glen Area

Surrey Ct

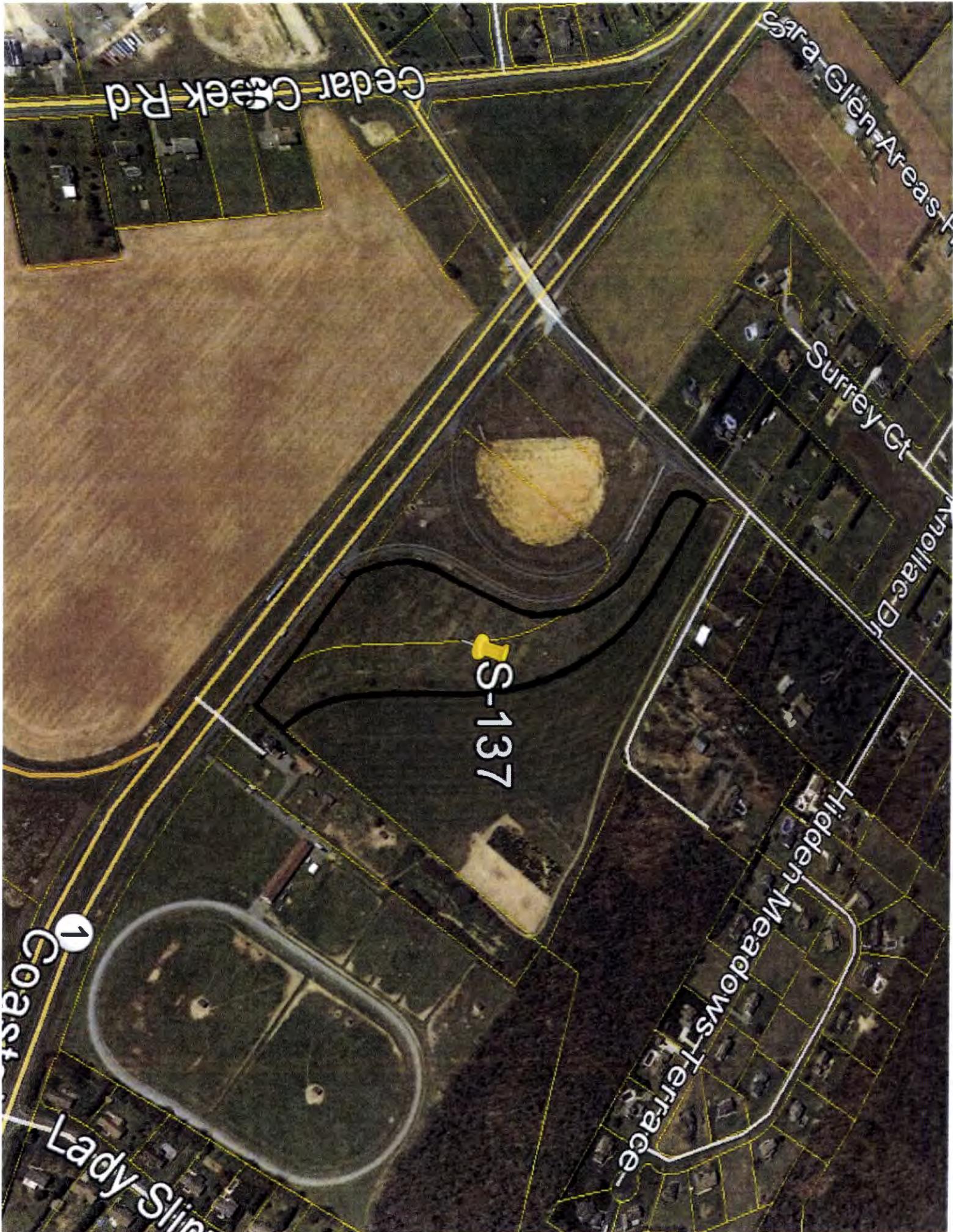
IS-137

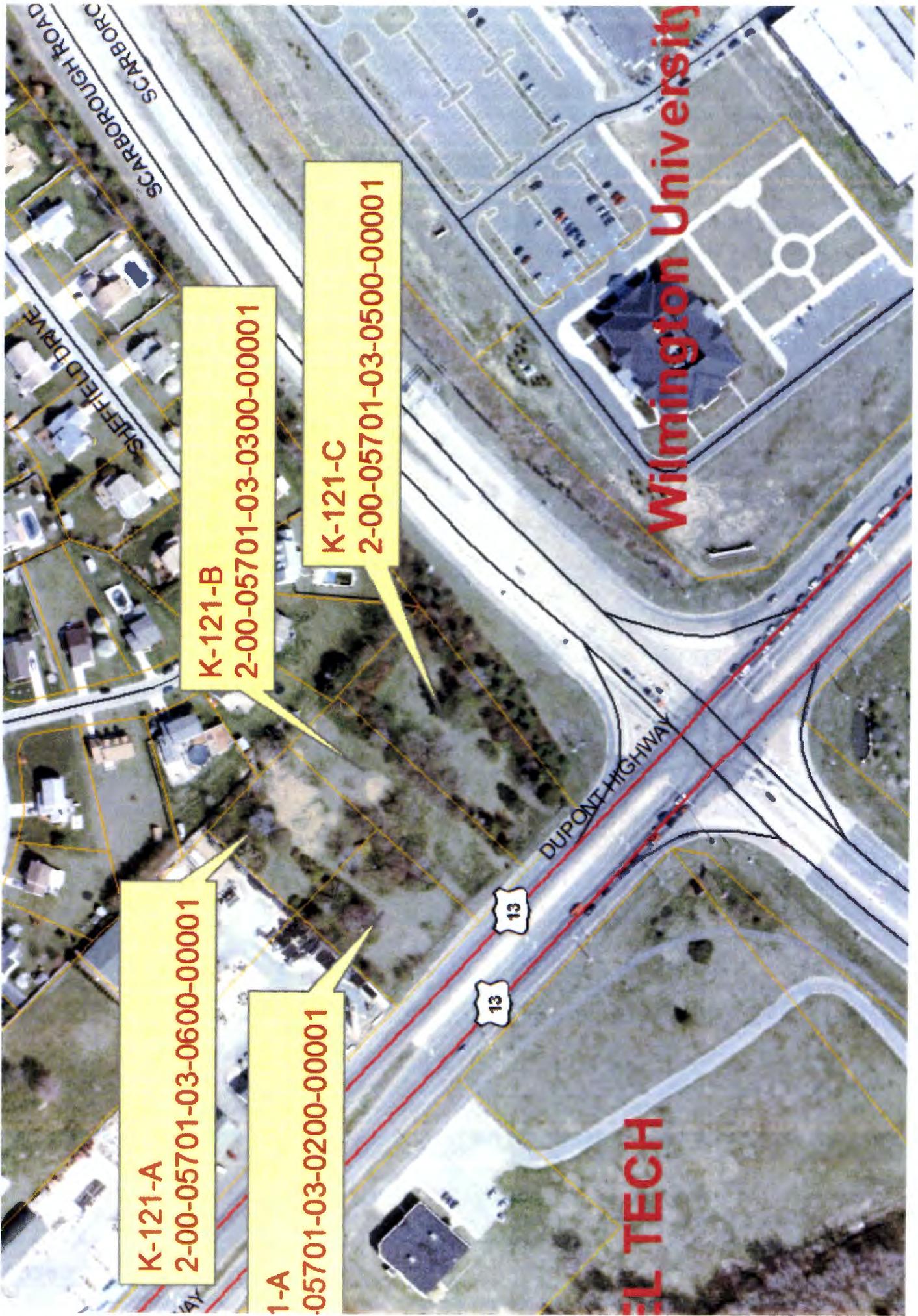
Knollac Dr

Hidden Meadows Terrace

1 Coast

Lady Slipper





K-121-A
2-00-05701-03-0600-00001

K-121-B
2-00-05701-03-0300-00001

1-A
05701-03-0200-00001

K-121-C
2-00-05701-03-0500-00001

Wilmington University

EL TECH

DUPONT HIGHWAY

SCARBOROUGH ROAD

SHEFFIELD DRIVE

13
13

N-1002



Parcel in Question
NC-365-B
NCCO Tax Parcel No. 09-037.00-007
690 Old Baltimore Pike, Newark, DE

Royal Farms
Intersection of Route 72 & Old Baltimore Pike
Newark, DE





K-191

STATE ST EXTENSION STATE STREET

PUNCHCHION RUN

DUPONT HIGHWAY

13

13

PUNCHCHION RUN



K-112

WEBBS LANE

WOODBROOK ROAD

WAYNE DR

DUPONT HIGHWAY

DUPONT HIGHWAY

WEBBS LANE

13

13