MEMORANDUM

TO: Jennifer Cohan  
Secretary

VIA: Shanté Hastings  
Chief Engineer

VIA: James Pappas  
Deputy Director, Operations Support

VIA: Monroe C. Hite, III  
Chief Right-of-Way

FROM: Robby Brown  
Land Services Manager

DATE: March 30, 2020

SUBJECT: 2019 Annual Report  
Property Management Section

Attached for your review and approval is the 2019 Annual Report for the Property Management Section (Land Services).

RB:rb  
Enclosures:  
2019 Annual Report w/ Exhibits (14 Pages)
TO: The Honorable John Carney  
Members of the 150th General Assembly

VIA: Sheila Grant  
Chief of Staff

FROM: Jennifer Cohan  
Secretary

DATE: March 31, 2020

SUBJECT: 2019 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 $204,000.00

- **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 $241,350.00

- **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 3 (three) parcels conveyed to other state agencies through Custodial Resolution

• **DelDOT Surplus Disposition Report**
  - The report contains 4 (four) parcels

• **DelDOT Parcels Reserved for Projects**
  - There are 140 (one hundred and forty) areas of fee simple acquisitions that settled in 2019 containing 228.671 acres of land being reserved for projects, 0 (zero) purchases for DelDOT Facilities and 0 (zero) purchases through a Bond Bill. There are 26 (twenty-six) parcels containing 457.02 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 $327,463.22

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**DelDOT Parcels Conveyed to the General Public**

**N-1002 – Parcel No. 09-022.20-RW - 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
Sold for: $204,000.00 via Public Auction

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

**N-520 - Parcel No. 09-018.00-023 & 024 - 0.72 Acres** – Located at the corner of Churchmans Road and State Route 7 in the Stanton Christiana area. Vacant lot encumbered with multiple utility easements and a denial of access to both Churchmans Road and State Route 7. Appraised for $950,000.00
Initial Sealed Bid Auction held with no qualifying bids.
New Sealed Bid Auction held with $200,000.00 minimum requirement. Sold for: $220,000.00 via Sealed Bid

**N-1013 - Parcel No. 06-051.00-075 & RW – 0.068 Acres** – Located east of the intersection of State Route 202 and Silverside Road, and on the southeast corner of the intersection of Silverside and Rose Avenue. Parcel No. 06-051.00-075 (0.059 acres) and portion of right-of-way (0.009 acres) deemed excess land, all utilities encumbered in permanent blanket easement. Appraised for $13,000.00
Sold for: $11,050.00 via Sealed Bid
DelDOT Parcels Conveyed to Adjoining Owner due to Minimal Utility Continued.

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
Sold for: $10,000.00 via Sealed Bid

Parcel No. 135-23.00-R/W - 0.014 Acres – Located along the frontage of 22860 DuPont Blvd. in Georgetown. Land interest to be assembled with Sussex County Tax Parcel No. 135-23.00-6.00.
Appraised for $300.00
Bid Solicitation delivered with $300.00 minimum bid requirement.
Sold for: $300.00

DelDOT Parcels Conveyed to Towns or Civic Groups

N/A

DelDOT Parcels Conveyed to Other State Agencies

K-97 – Parcel No. 2-00-077.12-01-04.00 – 0.5731 Acres – Located on the north side of South Little Creek Road, adjacent to State Route 1, Kent County. Parcel and improvements were acquired in connection with State Project 83-110-02 S.R. 1 – Relief Route. The Delaware Department of State, Division of Historical and Cultural Affairs have been long term tenants who both occupied and maintained the property leading up to the Custodial Resolution.
Transferred to: The Division of Historical and Cultural Affairs via Custodial Resolution

11-047.10-R/W – 9.0706 Acres – Located on the northwest corner of the intersection of SR 896 and Brennan Blvd in Bear – New Castle County. The land interest was acquired as part of Project 87-108-02, SR 896, North of Summit Bridge to Porter Road as Acquisition Parcel 2A-1 and 2A-2.
Transferred to: The Appoquinimink School District via Custodial Resolution

N-1006 – Parcel No. 06-139.00-158 – 1.3635 Acres - Located at 300/302 Philadelphia Pike, Brandywine Hundred, New Castle County, Wilmington.
Transferred to: The Delaware Department of State, Division of Historical and Cultural Affairs – Deed Ref No. 20191115-0092550

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

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 Held. Single bid in the amount of $15,000.00 not accepted.
DelDOT Surplus Parcels in Disposition Report (in process, exhibits attached)
Continued.

N-1011 – 0.3353 Acres – Located on the northeast corner of South DuPont Road (DE Route 100) and Kirkwood Highway (State Route 2) in Elsmere. Vacant lot with no encumbrances converted from right of way no longer needed for transportation use. Appraised for $88,000.00
In-Process.

K-212 – 36.362 Acres – Located at the Corner of US13 and State Route 42 (Fast Landing Road) in Dover.
To be transferred to DE National Guard via Custodial Resolution.

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
Scaled bids received, high bid of $651,002.00 awarded.
Under contract, settlement pending the resolution of boundary issues.

DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2019.

T200212701 – North Millsboro Bypass
  133-16.00-5.00, 6.00, 12.00 – US 113, Betts Pond Rd., Millsboro 157.51 ac.
  133-11.00-14.00 and 15.00

T200411209 – SR24, Mulberry Knoll to SR1
  332-12.00-47.00 – John J. Williams Hwy., Millsboro 0.1088 ac.
  332-12.00-63.00 – 34820 Collins Avenue, Rehoboth 0.0363 ac.
  332-12.00-62.00 – John J. Williams Hwy., Lewes 0.0316 ac.
  332-12.00-70.00 – Plantations Road, Lewes 0.0166 ac.
  334-12.00-71.00 – 19231 Plantations Road, Lewes 0.0168 ac.
  334-12.00-72.00 – 19239 Plantations Road, Lewes 0.0190 ac.
  334-12.00-73.00 – 19234 Plantations Road, Lewes 0.0682 ac.
  334-12.00-57.01 – Plantations Road, Rehoboth Beach 0.0139 ac.
  334-12.00-58.01 – Collins Avenue, Rehoboth Beach 0.0162 ac.
  334-12.00-80.00 – 19208 Plantations Road, Lewes 0.0229 ac.
  334-12.00-81.00 – 19208 Plantations Road, Lewes 0.0229 ac.
  334-12.00-196.00 – John J. Williams Hwy., Rehoboth Beach 0.0172 ac.
  334-12.00-197.00 – John J. Williams Hwy., Rehoboth Beach 0.0155 ac.
  334-12.00-89.00 – John J. Williams Hwy., Rehoboth Beach 0.0167 ac.
  334-12.00-113.00 – John J. Williams Hwy., Rehoboth Beach 0.5031 ac.
  334-12.00-46.01 – John J. Williams Hwy., Rehoboth Beach 0.6358 ac.
  334-12.00-116.00 – John J. Williams Hwy., Rehoboth Beach 1.0308 ac.
DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2019 Continued.

234-12.00-187.00 – 34715 Warrington Rd., Rehoboth Beach 0.1450 ac.
334-12.00-186.00 – John J. Williams Hwy., Rehoboth Beach 0.0805 ac.
334-12.00-185.00 – John J. Williams Hwy., Rehoboth Beach 0.0877 ac.
334-12.00-184.00 – John J. Williams Hwy., Rehoboth Beach 0.0580 ac.
234-12.00-188.00 – John J. Williams Hwy., Rehoboth Beach 0.0292 ac.
334-12.00-126.00 – John J. Williams Hwy., Rehoboth Beach 0.0655 ac.
234-12.00-168.00 – Coastal Highway, Rehoboth Beach 0.0377 ac.
334-12.00-194.00 – John J. Williams Hwy., Rehoboth Beach 0.0966 ac.
334-12.00-57.07 – John J. Williams Hwy., Rehoboth Beach 0.0062 ac.
334-12.00-57.08 – John J. Williams Hwy., Rehoboth Beach 0.0687 ac.
334-12.00-57.03 – John J. Williams Hwy., Rehoboth Beach 0.0666 ac.
334-12.00-57.00 – John J. Williams Hwy., Rehoboth Beach 0.0429 ac.

T200411901 – US40/SR72 Intersection Improvements
11-028.00-001 – 1999 Pulaski Highway, Bear 0.1661 ac.

T200512102 – Christina River Bridge Approaches
26-049.00-018 – 801 Shipyard Drive, Wilmington 0.4924 ac.
26-049.00-019 – 801 Shipyard Drive, Wilmington 0.9308 ac.
26-049.00-019 – 801 Shipyard Drive, Wilmington 1.8464 ac.

T200601102 – SR 72, McCoy Road to SR 71
12-012.00-246 – Wrangle Hill Road, Bear 0.1524 ac.

T200711201 – HSIP SC, SR24 at Mt. Joy Rd. to Bay Farm Rd.
234-23.00-115.00 – Autumn Road, Millsboro 1.4458 ac.
234-23.00-185.00 – 26142 John J. Williams Hwy., Millsboro 0.1094 ac.
234-23.00-416.02 – North of John J. Williams Hwy., Millsboro 0.0182 ac.
235-23.00-116.11 – 26430 Bay Farm Road, Millsboro 0.0826 ac.
234-23.00-116.10 – 26410 Bay Farm Road, Millsboro 0.0826 ac.
234-23.00-116.09 – Bay Farm Road, Millsboro 0.0433 ac.
234-23.00-191.00 – John J. Williams Hwy., Millsboro 0.0402 ac.
234-23.00-194.01 – 26069 John J. Williams Hwy., Millsboro 0.0810 ac.
234-29.00-21.00 – Mt. Joy Road, Millsboro 0.1629 ac.
234-23.00-187.00 – Autumn Road and John J. Williams Hwy., Millsboro 0.1048 ac.
234-23.00-186.00 – Autumn Road and John J. Williams Hwy., Millsboro 0.0548 ac.

T2001012001 SR 299 Catherine Street to SR1
23-006.00-629 – 209 East Main Street, Middletown 0.0849 ac.
23-006.00-291 – 209 East Main Street, Middletown 0.1304 ac.
23-007.00-029 – 399 East Main Street, Middletown 0.0059 ac.
23-007.00-080 – East Main Street, Middletown 0.0524 ac.
23-007.00-077 – 205 East Main Street, Middletown 0.1472 ac.
23-007.00-321 – 521 Middletown Odessa Road, Middletown 0.7214 ac.
DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2019 Continued.

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Property Description</th>
<th>Acres</th>
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<tbody>
<tr>
<td>23-007.00-193</td>
<td>Silver Lake Road, Middletown</td>
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<td>23-025.00-001</td>
<td>Willow Grove Road, Middletown</td>
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<td>2 Bellecore Drive, New Castle</td>
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<td>T201109001 SR141, I-95 to Jay Drive (and Commons Blvd.)</td>
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<td>10-013.00-006</td>
<td>999 West Basin Road, New Castle</td>
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<td>10-013.00-019</td>
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<td>10-013.00-010</td>
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<td>T201200902 HSIP SC, SR24 at Camp Arrowhead and SR24 at Robinsonville Road / Angola Road Intersection</td>
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<td>135-14.00-37.00</td>
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DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2019 Continued.

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<th>Parcel No.</th>
<th>Description</th>
<th>Acres</th>
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T201504401 Elkton Road, MD State Line to Casho Mill Road

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<td>11-001.00-008</td>
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T201507605 Records Pond Dam

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T201612001 Cedar Lane Road and Marl Pit Road Intersection Improvements

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<td>13-017.00-036</td>
<td>Marl Pit Road, Middletown</td>
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DelDOT Parcels Reserved for projects: The following lands were purchased for the listed project and settled in 2019 Continued.

**T201707105 BR 1-065 on Parkside Boulevard over Perkins Run**
14-018.00-002 – 343 Maryland Line Road, Middletown 0.0074 ac.

**T201707301 BR 3-629 on Maple Branch Road over Gravelly Branch**
135-03.00-04.00 – Maple Branch Road, Ellendale 0.0540 ac.
135-03.00-05.01 – Maple Branch Road, Ellendale 0.0563 ac.
135-03.00-30.00 – Maple Branch Road, Ellendale 0.0677 ac.

**T201707402 BR 1-400 on Shallcross Lake Road**
135-15.00-22.00 – 821 East Market Street, Georgetown 0.0031 ac.

**T201804301 US9, Market Street, Sand Hill Road/Airport Road (S 319) Intersection Improvements**
135-15.00-116.00 – 21125 Airport Road, Georgetown 0.7767 ac.
135-15.00-23.00 – 823 East Market Street, Georgetown 0.0094 ac.
135-15.00-24.00 – 825 East Market Street, Georgetown 0.0159 ac.
135-15.00-25.00 – 827 East Market Street, Georgetown 0.0314 ac.
135-15.00-22.00 – 22099 Lewes-Georgetown Avenue, Georgetown 0.0585 ac.
135-15.00-39.00 – East of Road 319, Georgetown 0.1821 ac.
135-15.00-121.00 – 824 East Market Street, Georgetown 0.0014 ac.
135-15.00-119.01 – 828 East Market Street, Georgetown 0.0478 ac.
135-15.00-119.02 – 832 East Market Street, Georgetown 0.0245 ac.
135-15.00-119.03 – 830 East Market Street, Georgetown 0.0540 ac.
135-15.00-119.00 – 21150 Airport Road, Georgetown 0.4505 ac.

**T201912702 US113 at US9 Grade Separated Intersection**
135-19.00-12.02 – Southwest Side of DuPont Boulevard, Georgetown 30.170 ac.

**Parcels Purchased for DelDOT Facilities:**

N/A

**Parcels Purchased through Bond Bill:**

N/A.

**DelDOT Active 2019 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, 3.24 Acres $28,500.00/yr.

N-914 C-Line Therapeutic and Educational Riding Center $1.00/yr.
DelDOT Active 2019 Leases (Continued)

N-653 & 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

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.

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

N-864 Purchased for 24-512-02 Newark Transit Hub Extended 18.01 Acres $54,450/year

N-881 United Water Lease 138.14 Acres $5,860.00/year

N-159-A Purchased for Project 1716 Summit Bridge Approach 16.76 Acres $1,480.00/year

N-629 Purchased for T2015113301, US301 Bethel Church Rd. 44.94 Acres $3,980.00/year

NC-6 Airspace Agreement BASF Corporation, 0.77 Acres $9,000.00/year

NC-23 Airspace Agreement Hagley Museum, 0.47 Acres $7,400.00/year

NC-30 Airspace Agreement (old MBNA Ped overpass) Buccini Pollin Group $1,500.00/year

NC-8 Airspace Agreement (Newport Skate Park), 2.04 Acres $1.00/year

NC-10 Airspace Agreement M&T Bank, 0.52 Acres $1,597.20/year

N-1003 Purchased for US301 Bethel Church Rd., 41.50 Acres $3,670.00/year

N-153 Purchased for 67-100-06 State Route 141 Relocated, 2.04 Acres $1/year

N-1004 Purchased for US301 Bethel Church Rd., 59.30 Acres $4,780.00/year

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

K-148A Purchased for 83-110-02 US13 Relief Route 34.40 Acres $2,925.00/year

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

K-212 – Purchased for 25-020-02 Park and Ride, 27.17 Acres Ag. Lease $2,173.60/year
DelDOT Active 2019 Leases (Continued)

K-174 Purchased for 92-110-09 Corridor Preservation 2.27 Acres $200.00/year

S-193 Purchased for North Millsboro Bypass in advance, 0.55 Acres $15,600.00/year

S-199 Purchased for T201470302 in advance, 4.98 Acres $132,000.00/year

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 3 (three) fee simple title acquisitions for the Corridor Capacity Preservation Program.

T201470302 South District Design Concept
334-05.00-109.00, 93.01, 94.00 – Coastal Highway, Lewes 4.9800 ac.