UNIQUE RELOCATIONS
Mobile Home Park
Mobile Home Park

- Mobile Home Park-13 parcels in the proposed ROW acquisition area-22 parcels on the remainder
- Unique situation created as the 22 parcels on the remainder were left in a non DS&S condition due to the sewage lagoon which serviced the septic system for the park being acquired and roads servicing the park no longer being accessible
- The parcels on the remainder were not required for the ROW project therefore were not under eminent domain authority
- MHP had 39 displacees- 49 total relocation files
  - 20 residential owners
  - 9 residential tenants
  - 3 business
Experience with ROW projects has shown that one of the most common reasons ROW projects are delayed is due to residential and business displacees do not relocate within their allotted 90 days.

We had no authority to obtain right of entry through eminent domain and a strict time line to adhere to on a high profile project, so a key strategy was needed.

As we enjoy a positive working relationship with FHWA we petitioned them to approve the following incentives:

- $10,000 - move within 30 days of receipt of acquisition funds
- $6,000 - move within 60 days of receipt of acquisition funds
- $3,000 - move within 90 days of receipt of acquisition funds
- $1,000 - Business owners/landlords/MPP
• Incentives had no impact on RHP
• Total MHP incentives $318,000
• Move costs $104,099
• RHP $1,313,342
• City codes no longer allow new single wide mobile homes - all replacement housing mobile homes require double-wide homes
• Subjected to availability, replacement housing for residential owners included double wide mobile homes & single family residences
• Subjected to availability, replacement housing for residential tenants included mobile home leasing, (only one other property that leases mobile homes within 50 miles of project), single family residences leasing, duplex, and apartment leasing
Conclusion

• Total budget for project $15 million/ Total incentive for MHP $318,000 (2% of budget)
• Accelerated project delivery, eliminated administrative adjustments, and condemnations due to $ issues
• Experience on other ROW projects has shown one of the main reasons ROW projects are delayed is due to residential and business displacees do not relocate within their allotted 90 days
• Incentive program provided the difference in the timely delivery of the project despite our unique relocation situation
Norfolk Southern Railroad determined the need for a regional intermodal rail facility to service the mid-south.

Instead of unloading overseas containers on the west coast and piggy-backing them by rail to this area they found an alternative that reaped significant economic and logistical benefits.

Ships come through Panama Canal to Norfolk, Virginia where containers are unloaded to rail and piggy-backed to a recently constructed intermodal rail facility located just east of Memphis, TN.

Monumental investments made by Norfolk Southern and private enterprise has enabled the concept to become reality.

MDOT was pleased to be able to contribute and be a small part of the project.
Project

- US 72 @ Tennessee state line to MS SR 302
- Widen 2 lane to 4 lane one bridge
- Purpose: accommodate additional traffic created by the new Regional Rail Facility
- Scope 4 miles- 84 acquisition parcels- 99 relocation files
- 24 month deadline
- NTP- April 2012- Acquisition completed October 2013- Relocation completed February 2014 (2 months ahead of deadline)
- Presentation will focus on mobile home park