



City of Harrisonburg, Virginia

Office of the City Manager

409 South Main Street
Harrisonburg, VA 22802
(540) 432-7701 / FAX (540) 432-7778

Eric D. Campbell
City Manager

TO: Eric Campbell, City Manager
FROM: Chris Brown
DATE: May 22, 2019
RE: Sale of approximately 22,700 square feet of real property to Eagle and Strawderman

Summary: This proposed transaction involves the sale of approximately 22,700 square feet of real property owned by the City and located at the corner of Country Club Road and Linda Lane to Rodney Eagle and Alan Strawderman. The purchase price will be \$44,250.00 and the buyers have agreed to convey to the City necessary easements on this and adjoining properties necessary for future road improvements and a shared use path.

Background: Rodney Eagle and Alan Strawderman have offered to purchase a portion of Tax Map Parcel 13-E-2 located at the corner of Country Club Road and Linda Lane in the City of Harrisonburg. The negotiated purchase price is \$44,250.00. The purchase price will change based on the survey the buyers are having performed to determine the actual square footage of the parcel being conveyed and the easements and dedications to the City. The buyers are also purchasing several adjoining lots on Country Club Road. As part of the negotiated contract, the buyers have agreed to dedicate frontage along those lots for future improvements to Country Club Road and to dedicate an easement across the lots for a shared use path. The City as for several years attempted to secure easements necessary for a shared use path in this area to increase pedestrian safety, especially for children walking and biking to and from Skyline Middle School and Smithland Elementary School.

Key Issues: Sale of real property to Eagle and Strawderman for \$44,250 and certain easements and rights of way dedications on other properties.

Environmental Impact: none

Fiscal Impact: Cash of \$44,250.00 (subject to a final survey) and receipt of certain easements and right of way dedications.

Prior Actions: None

Alternatives: (a) Approve sale of property and authorize the City Manager to execute a deed and other necessary documents.
(b); or decline to approve sale of property
(c)

Community Engagement: Public hearing prior to transfer.



City of Harrisonburg, Virginia

Office of the City Manager

409 South Main Street
Harrisonburg, VA 22802
(540) 432-7701 / FAX (540) 432-7778

Eric D. Campbell
City Manager

Recommendation: Staff recommends approval of the transfer of real property to Eagle and Strawderman

Attachments:

Real Estate Contract

RE:

Page 2

Review:

The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.

###