



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 D. Campbell, City Manager
FROM: Chris Brown, City Attorney
DATE: 12/5/18
RE: Resolution approving and ratifying real estate contract dated October 1, 2018 between CFSMCS, LLC and Rockingham County, Virginia

Summary: By contract dated October 1, 2018, Rockingham County agreed to purchase from CFSMCS, LLC 0.3363 acres located on the southwest corner of Court Square in the City of Harrisonburg. The purchase price will be \$425,000, shared equally by the City and County. The property currently is improved by a parking lot and a small building used as a real estate office. The property will be used by the County and City as parking for Court personnel.

Background: The City and Rockingham County jointly own the facility housing the Rockingham/Harrisonburg General District Court, Juvenile and Domestic Relations District Court, and associated Clerks' Offices and other Court personnel. The facility needs to be renovated and eventually enlarged to accommodate a new lower court judge and the facility's heavy use. As part of the renovations, additional staff parking will be needed. Rockingham County officials, on behalf of Rockingham County and the City of Harrisonburg, negotiated the attached contract to purchase the parking lot located just off the southwest corner of Court Square between Blacks Run and the Denton Building. The purchase price is \$425,000, shared equally by the City and County. Title to the property will be in the name of the City and County. The parking lot will be used in connection with the lower Courts facility during and after renovation. The Contract requires approval by the Harrisonburg City Council and Rockingham County Board of Supervisors prior to closing, which currently is scheduled for January 7, 2019.

Key Issues: Approval and ratification of contract for the purchase of the 0.3363 acres from CFSMCS, LLC for \$425,000.

Environmental Impact: None

Fiscal Impact: Approximately \$215,000, which is one half of the purchase price and estimated closing costs.

Prior Actions: None

Alternatives: (a) Pass a resolution approving and ratifying the real estate contract dated October 1, 2018
(b); or decline to pass the resolution



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Community Engagement: None

Recommendation: Staff recommends approval of the attached resolution ratifying and approving the real estate contract dated October 1, 2018.

Attachments: Real estate contract dated October 1, 2018 between Rockingham County and CFMCS, LLC

Resolution ratifying and approving contract.

RE:

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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.

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