

RESOLUTION

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the City Council of the City of Harrisonburg, Virginia, desires to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

(1) the industrial, commercial or other economic development of the Area will benefit the City of Harrisonburg, but the Area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in the Area; and

(2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 3655.30:2.A of the Code of Virginia of 1950, as amended, the Area is hereby designated as a revitalization area.


NOW, THEREFORE, BE IT HEREBY FURTHER DETERMINED that the following non-housing building or buildings (or non-housing portion or portions of the building or buildings) located or to be located in the Area are necessary or appropriate for the industrial, commercial, or other economic development of the Area:

Approximately 15,000 to 20,000 square feet of office or service space to be potentially financed by VHDA. The space will be used to provide supportive services to the residents residing at Bluestone Town Center and community members within the City of Harrisonburg and Rockingham County.

ADOPTED AND APPROVED THIS 28th DAY OF NOVEMBER, 2023.



Deanna R. Reed, Mayor

ATTEST:


Pamela Ulmer, City Clerk

EXHIBIT A

See attachment A

Attachment A

PARCEL ONE:

ALL THAT certain tract or parcel of land containing 26.180 acres, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 12, 2022, revised April 15, 2022, revised January 12, 2023 and revised February 9, 2023, which is to be attached hereto and made a part hereof.

LESS AND EXCEPT, however, all that certain tract or parcel of land containing 0.196 acres, more or less, conveyed to Cooks Creek Church of the Brethren Cemetery, (originally Trustees for Cook's Creek Congregation of the Church of the Brethren) by deed dated October 9, 2022, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 124, Page 157.

AND BEING the same real property conveyed to EP Harrisonburg Owner LLC from Harrisonburg Investment Properties, LLC by deed dated March 28, 2023, and of record in the aforesaid Clerk's Office as Instrument Number 202308665.

PARCEL TWO:

ALL THAT certain tract or parcel of land, containing 17.215 acres, more or less, together with any improvements thereon and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 7, 2022, revised April 15, 2022, revised January 12, 2023 and revised February 9, 2023, which is to be attached hereto and made a part hereof.

AND BEING the same property conveyed to EP Harrisonburg Owner LLC from Willow Lane II, LLC by Deed dated March 23, 2023, and of record in the aforesaid Clerk's Office as Instrument Number 202308666.

PARCEL THREE:

All that certain tract or parcel of land, containing 46.443 acres, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, , as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 19, 2022, revised April 15, 2022, revised January 12, 2023 and revised February 9, 2023, which is to be attached hereto and made a part hereof.

AND BEING the same property conveyed to EP Harrisonburg Owner LLC from Charles W. Clark, Mary Strate Bahn, Dorothy Strate Harper, Sarah Strate Rees, Ann Strate Egge and Ronnie Allen Barber by deed dated March 23, 2023 and recorded in the aforesaid Clerk's Office as Instrument Number 202308667.