



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

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To: Ande Banks, Interim City Manager
From: Thomas Hartman, PE, PMP, LEED AP, Director of Public Works
Date: July 12, 2022
Re: Property Transfer and Dedication Agreement – University Blvd Relocation Project

Summary:

Consider authorizing Interim City Manager Ande Banks to execute a Property Transfer and Dedication Agreement with James Madison University for the University Blvd Relocation Project.

Background:

Public Works and James Madison University (JMU) have been working cooperatively on the University Blvd Relocation Project, where University Blvd will be realigned between Oak Hill Drive and Driver Drive. To accomplish this relocation JMU has agreed to transfer property to the City for the project, as outlined below. The value of the property that JMU will transfer to the City is over \$3.8 million dollars. This property transfer is in addition to a \$5 million dollar contribution JMU has made to assist in funding this construction project.

The attached Property Transfer and Dedication Agreement memorializes terms associated with this property transfer. The agreement provides for provisions under three (3) separate categories:

1. JMU agrees to transfer eleven (11) parcels to the City on July 1, 2023. Those parcels are identified in the attached agreement. The City will use these properties for construction of the new roadway and all associated infrastructure. Following completion of the construction project the City will establish the required right of way and easements needed for the permanent maintenance of the new roadway and will create parcels with the remnant portions of the property. The City will then convey these newly created parcels to JMU at no cost to JMU for the future use.
2. JMU agrees to provide any additional needed right of way or easements within the project limits as needed.
3. JMU will assume full maintenance responsibilities of the stormwater management basins that will be constructed with this project.

Key Issues:

N/A

Environmental Impact:

The required State Environmental Review Process (SERP) environmental document is currently being completed, however, there are not anticipated adverse environmental impacts.

Fiscal Impact:

The property transfers are being accomplished without any financial considerations.

Prior Actions:

N/A

Alternatives:

N/A

Community Engagement:

Public Works will conduct a Design Public Meeting with citizens in late summer or early fall 2022 where we will solicit public feedback on this project.

Recommendation:

Staff recommends City Council authorize Interim City Manager Ande Banks to execute the attached Property Transfer and Dedication Agreement.

Attachments:

1. Presentation
2. Property Transfer and Dedication Agreement

Review: