



December 9, 2025 City Council Meeting

Title

ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED CONVEYING REAL PROPERTY TO JMU FOUNDATION – VIRGINIA AVENUE LLC – G. Chris Brown, City Attorney

Summary

The JMU Foundation – Virginia Avenue LLC (JMUF) owns two parcels of land in the City located at 1078 Virginia Avenue. A small strip of land containing 1278 square feet was included in the conveyance to JMUF when it obtained the parcels and has been included in the description of the property for many years. A title search by JMUF revealed that the 1278 square foot strip actually belongs to the City of Harrisonburg. JMUF and its predecessors in title have treated the strip as their own and believed they were the owners of the strip. JMUF has requested that the City convey the strip to JMUF in order to clear up this title issue. The Director of Public Works does not believe the City has any use for the strip of land and has no objection to the conveyance. Attachment 3 shows the location of the strip of land.

Recommendation

Option 1. Adopt the ordinance authorizing the conveyance of the strip of land containing 1278 square feet to JMUF.

Fiscal Impact

None

Context & Analysis

N/A

Options

1. Adopt the ordinance as presented.
2. Decline to adopt the ordinance.

Attachments

1. Proposed ordinance
2. Draft Quitclaim Deed from the City to JMUF.
3. Plat showing 1278 square foot strip.
4. Public Notice