City of Harrisonburg, Virginia
Office of the City Manager

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Eric D. Campbell
City Manager

TO: Eric Campbell, City Manager

FROM: Chris Brown, City Attorney

DATE: 3/5/18

RE: Real Estate Tax Refund for RMCO, LLC

Summary: Refund of $2,060.25 for 335 days of 2016 real estate taxes and $2646.65 for first half of 2017 real estate taxes paid by RMCO, LLC for real estate leased to a church.

Background: In February 2016, RMCO LLC leased approximately 4,800 sq. ft. of property on the ground floor, a portion of the mezzanine level and 6 parking spaces at 60 W Market Street (Tax Map Parcel Number 034-W-3 5(3)) to The Rise Bakery, d/b/a RISE. The landlord is requesting a refund of the taxes paid on this property. The refund for 335 days of 2016 is $2,060.25 and the refund of the 1st half of 2017 taxes is $2,646.65. RMCO LLC has agreed for the refunds from this property to be applied to the second half of 2017 taxes for another property at 60 W Market Street (Tax Map Parcel Number 034-W-3-5(3)T).

Key Issues: Refund of real estate taxes for property leased to a church. This refund is required by law.

Environmental Impact: n/a

Fiscal Impact: Refund of $4,706.90.

Prior Actions: n/a

Alternatives: (a) Approve refund of real estate taxes
                     (b); or
                     (c)

Community Engagement: n/a

Recommendation: The Commissioner of the Revenue and the City Attorney recommend approval of the tax refund.

Attachments: Letter dated Feb. 13, 2018 from Karen Rose, Commissioner of the Revenue.

The City With The Planned Future

<u>Review:</u>

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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