



City of Harrisonburg, Virginia

Office of the City Manager

409 South Main Street
Post Office Box 20031
Harrisonburg, VA 22802
(540) 432-7701 / FAX (540) 432-7778

G. Chris Brown
City Attorney

TO: Kurt Hodgen, City Manager
FROM: G. Chris Brown, City Attorney
DATE: August 16, 2016
RE: Sale of two (2) parcels to Davis Mill, LLC

Summary: The city has entered into a contract with Davis Mill, LLC, subject to approval by council, for the sale of two parcels on Reservoir Street for a total price of \$125,215.00.

Background: As part of the Reservoir Street Improvement Project, the city obtained title to two lots, designated as Tax Map 81-A-7 and 81-A-9. The city purchased these lots because they would have been too small to be useful after the City deducted what it needed for the Reservoir Street widening. Davis Mill, LLC is the adjoining property owner and operates Campus View Apartments. Campus View can make use of the lots for student housing by combining the lots with its existing property.

The City has tentatively agreed to sell to Davis Mill, LLC the portions of the two parcels not needed by the city for the Reservoir Street road improvements. The City will also retain necessary utility easements and a temporary construction easement for the duration of the Reservoir Street project.

Key Issues: Whether to sell the remnants of the two parcels to Davis Mill, LLC. Selling these parcels will generate revenue for the city, and place the parcels back on the tax rolls.

Environmental Impact: None

Fiscal Impact: The sale will generate \$125,215.00 and future tax revenue.

Prior Actions: n/a

Alternatives: (a) ratify the contract to sell two parcels to Davis Mill, LLC
(b); or
(c) not approve contract

Community Engagement: Public notice and public hearing as required by Virginia law.

Recommendation: Staff recommends the contract be ratified by council and the property be sold to Davis Mill, LLC.

Attachments: Commercial Contract of Purchase, Public Hearing Notice



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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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