



City of Harrisonburg, Virginia

Office of the City Manager

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

Eric D. Campbell
City Manager

TO: Eric D. Campbell, City Manager
FROM: Chris Brown, City Attorney
DATE: 7/2/18
RE: Purchase of Land for New High School

Summary: Consider approval and ratification of the Agreement and directs the City Manager to execute a deed accepting the conveyance of the Property from the Visitors of James Madison University in accordance with the Agreement, together with any necessary closing documents, and to take all other actions necessary to consummate the purchase of the Property.

Background: On January 23, 2018, City Council voted to approve the Harrisonburg City School Board's request to fund, design, and construct a second high school, and to authorize the City Manager and City Attorney to negotiate and execute a contract to purchase real estate necessary for the new high school, subject to approval by council. Since that time City staff has been in negotiations with JMU to purchase approximately 60 acres owned by JMU and located in the southern section of the City between Interstate 81 and South Main Street. A Real Estate Purchase Agreement has been reviewed and signed by the City Attorney and City Manager. The Agreement provides for the purchase from JMU by the City of approximately 60 acres for a purchase price of \$5,000,000. The Agreement sets a closing date of August 22, 2018, subject to a study period by the City, title search, and other usual and customary contract provisions. The Agreement is subject to ratification by Council and appropriation of the \$5,000,000 to fund the purchase price.

Key Issues: Ratification of the Real Estate Purchase Agreement for the purchase of 60 acres of land for \$5,000,000.

Environmental Impact: None

Fiscal Impact: The City will pay \$5,000,000 for the 60 acres. Closing costs will be approximately \$10,000, and there may be additional expenditures of approximately \$15,000 for study and other costs.

Prior Actions: Authorization on January 23, 2018 for the City Manager and City Attorney to negotiate and execute a real estate purchase agreement for land for a new high school.

Alternatives:

- (a) Ratify the Agreement and approved the resolution
- (b); or Reject the Agreement and reject the resolution
- (c) Request changes to the Agreement and/or resolution

Community Engagement: None



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Recommendation: Staff recommends ratification of the Agreement and approval of the resolution.

Attachments:

RE: Real Estate Purchase Agreement
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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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