



## CITY OF HARRISONBURG CITY MANAGER

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7701 • FAX (540) 432-7778

TO: Eric Campbell, City Manager  
FROM: G. Chris Brown  
DATE: May 20, 2020  
RE:

**Summary:** Sale of approximately 1310 square feet, more or less, of a parcel owned by the City and located at 101 North Main Street to Kavanaugh LLC.

**Background:** Kavanaugh LLC is the owner of a property known as the Kavanaugh Building adjoining the City's parcel at 101 North Main Street. The Kavanaugh Building has for many years been used for rental apartments for low income residents. The Kavanaugh Building needs substantial renovation and updating to increase its livability. The new owner of the Kavanaugh Building, Kavanaugh LLC, has submitted plans for such a renovation but in order to comply with the USBC the owner needs to purchase a small amount of land from the City. Kavanaugh LLC has requested to purchase 1310 square feet from the City for between \$24 and \$28 per square foot. Kavanaugh LLC also has agreed to find alternative housing for residents currently living in the Kavanaugh Building and, upon completion of the renovations to the Building, to allow those residents who have lived there for more than three years to resume their residency at the same rental rate for at least a year.

This appears to be a good opportunity to renovate a historic building in the northern part of downtown and to improve the living conditions of the low income residents of the Building.

The City will retain any necessary easements on the property conveyed.

**Key Issues:** Sale of 1310 square feet, more or less, to Kavanaugh LLC for between \$24 and \$28 per square foot.

**Environmental Impact:** None

**Fiscal Impact:** Revenue to the City of approximately \$35,000.

**Prior Actions:** None

**Alternatives:** (a) Approve the conveyance of 1310 square feet to Kavanaugh LLC



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(b); or decline to approve the conveyance.  
(c)

**Community Engagement:** Public hearing to be held May 26, 2020

**Recommendation:** Staff recommends approval of the conveyance.

**Attachments:** Notice of Public hearing,  
Resolution approving conveyance

**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.*

