



Legislation Details (With Text)

File #: ID 20-139 **Version:** 1 **Name:** Kavanaugh purchase
Type: PH-Action Item **Status:** Passed
File created: 5/15/2020 **In control:** City Council
On agenda: 5/26/2020 **Final action:** 5/26/2020

Title: Consider approval of the disposition of a portion of a parcel of real estate owned by the City of Harrisonburg located at 101 North Main Street, containing 1,310 square feet, more or less

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memorandum, 2. Letter from city, 3. Resolution, 4. Public Hearing notice, 5. Executed Resolution

Date	Ver.	Action By	Action	Result
5/26/2020	1	City Council	approved	Pass

Subject:

Consider approval of the disposition of a portion of a parcel of real estate owned by the City of Harrisonburg located at 101 North Main Street, containing 1,310 square feet, more or less

Presented By: Chris Brown, City Attorney

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.