

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	August 21, 2023
Action Required:	Public Hearing and Ordinance consideration
Presenter:	Chris Engel, Director of Economic Development
Staff Contacts:	Chris Engel, Director of Economic Development Jacob P. Stroman, City Attorney Samuel Sanders, Jr., City Manager
Title:	Ordinance to approve 601 West Main Street Land Sale (1 of 2 readings)

Background

In 1979, the City acquired 1,141 square feet (known as Parcel B) of land fronting on 601 West Main Street and formerly part of parcel 171 Tax Map 32. It was believed to be acquired for purposes of accommodating a potential future transportation or transit related improvement. These improvements have never occurred, and the land remains unimproved.

Discussion

In June of 2021, the owner of the adjacent property (from which Parcel B was originally taken) Main Street West, LLC submitted a request to purchase Parcel B from the City per the City's Policy for the Sale of City-Owned Property. The owner operates several retail establishments on parcel 171 and desires to enhance the landscaping and maintenance thereof contingent on acquiring ownership. At present the City does not maintain the property and the owner has had to perform the maintenance in an effort to provide an attractive landscaped entrance to the retail businesses. Main Street West, LLC has offered to purchase the land for \$119,108.99 or the full 2022 assessed value.

A review by the relevant city departments indicates no immediate need or use for the property. The West Main Streetscape Plan, which has been terminated by the City, also did not contemplate use of the parcel.

Given the size and location of the parcel (1,141 SF), it is essentially an unbuildable parcel at its current size.

Alignment with City Council's Vision and Strategic Plan

Community Engagement

The action requires a public hearing and two readings by the Council.

Budgetary Impact

At the time of closing, the City will receive the \$119,108.99 payment in cash. The parcel will also change to a taxable status and as a result, the City will begin receiving annual real estate tax revenue for the property. For FY 24, the real estate tax revenue is estimated to be \$1,143.

Recommendation

Staff recommends approving the proposed ordinance authorizing the sale to Main Street West, LLC.

Alternatives

Attachments

1. Ordinance approving sale of 601 W. Main St - clean
2. Deed 601 W. Main - City to Main St. West