

Library Avenue Acquisition

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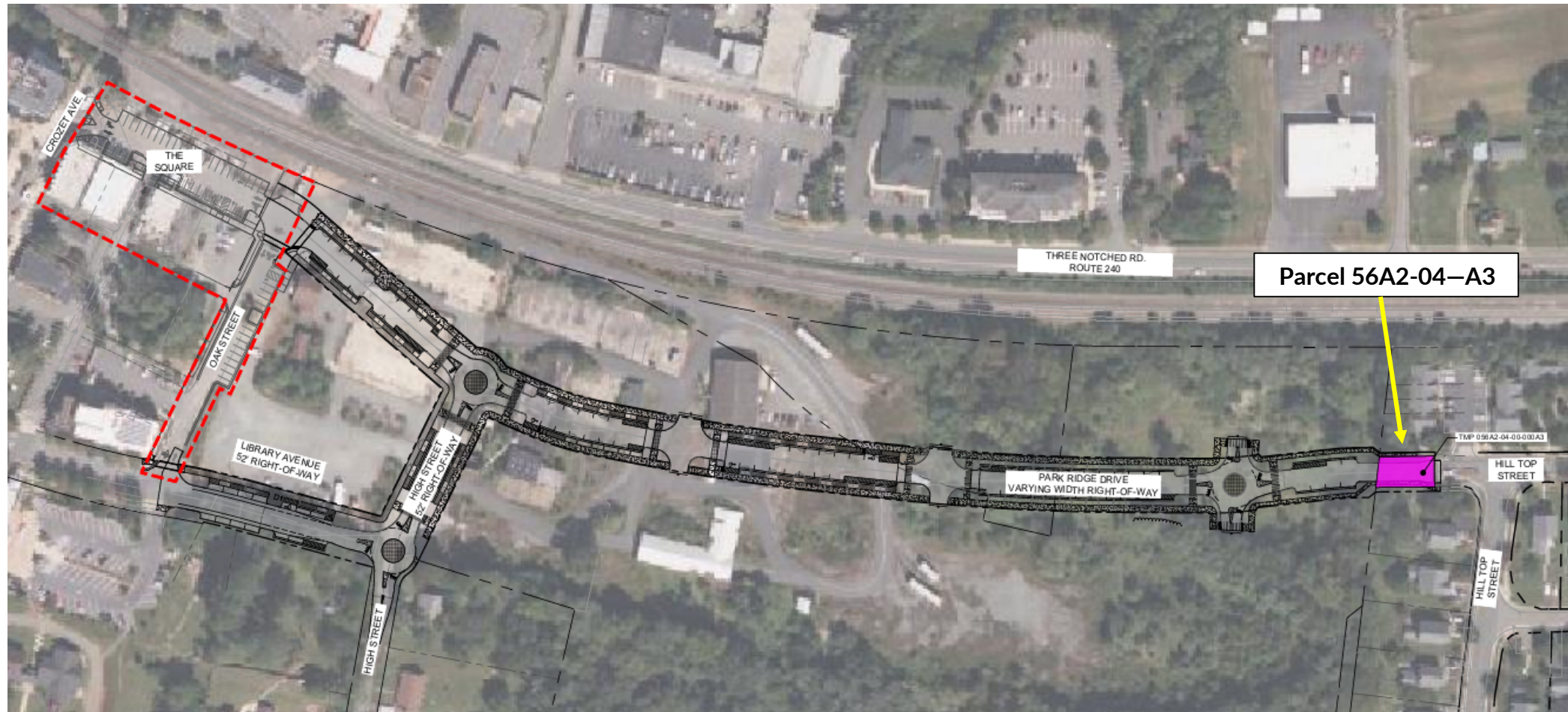
Overview

- The Project
- The Parcel
- The Process



The Project

Barnes Lumber – Library Avenue Extension





The Project

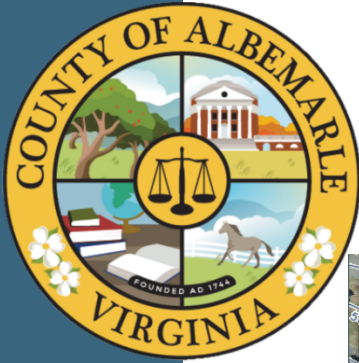
- Public / Private Partnership project that includes VDOT Revenue Sharing Funds
- Provides road connections consistent with 2021 Crozet Master Plan:

“Additional street “connections” should also be provided in areas where streets currently stub out or where there is an obvious opportunity for improved connectivity with streets ending just shy of an adjacent roadway. These connections are expected to be made if, and when adjacent properties redevelop.”



The Project

- Project Budget - \$8,093,351
- Current Phase / Status – In Right-of-Way Phase
- Construction Bidding Phase – June 2025
- Construction Duration – 12 months from Notice to Proceed



The Parcel





The Parcel

- Parcel 56A2-04—A3
- 0.07 acres
- Currently an unused stub of the western terminus of Hill Top Street in Parkside Village
- Initially thought to be owned by Parkside Village HOA



The Parcel (ctd.)

- Actually owned by Hauser Homes, Inc., a defunct Virginia corporation
- Title has transferred by law to the Unknown Trustees in Liquidation of that company
- Company (and therefore Parcel) are further subject to multiple judgments
- Eminent domain is only practical way to acquire clear title, needed for project to proceed



The Process

- Board adopts proposed resolution (Attachment B).
- With assistance of outside counsel, County files Certificate of Take and deposits estimated value of Parcel (\$900) with Court.
- County immediately acquires clear title, can proceed with project.
- Court ultimately determines value of Parcel and proper recipients of payment.



Suggested Motion

“I move that the Board adopt the resolution attached to the staff report as Attachment B.”



Any Questions?



Extra Slide - Budget

Total Budget - \$8,093,351

Construction Estimate - \$6,394,416

Funding:

County – \$2,875,000

Developer – \$2,725,000

VDOT - \$2,493,351