



City of Alexandria

City Council Chambers at
Del Pepper Community
Resource Center
4850 Mark Center Drive
Alexandria, VA 22311

Legislation Text

File #: 22-0563, Version: 1

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 4, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MARK B. JINKS, CITY MANAGER /s/

DOCKET TITLE:

Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Sell City-owned Property at 3002A Mosby Street.

ISSUE: Consideration of an ordinance to sell City-owned property at 3002A Mosby Street contingent upon approval of the sale under Section 9.06 of the City Charter.

RECOMMENDATION: That City Council:

(1) Approve the proposed ordinance authorizing the sale of 3002A Mosby Street on the first reading, and schedule it for second reading, public hearing and final passage at City Council's Public Hearing on Saturday, January 22, 2022; and

(2) Authorize the City Manager to take all actions necessary to complete this sale of property transaction.

BACKGROUND: The City-owned property located at 3002A Mosby Street is 2,137 square feet and located between 3002 Mosby Street to the east, 3009 Holly Street to the west and 2915 Holly Street to the South. The parcel is zoned R8 - Single Family, 8,000 square feet.

This land locked property was acquired by the City in 2014 at public auction as a result of unpaid real estate taxes and conveyed to the City via Special Warranty Deed as there were no other interested buyers. This is a small, undevelopable piece of landlocked property, with no public access easement and of no public use value (See Attachment 2 for a plan of 3002A Mosby Street).

On May 11, 2021, City Council declared 3002A Mosby Street surplus and authorized the City Manager to issue an Invitation to Bid (ITB) for the disposition and sale of the property for no less than thirty (30) days following the process detailed in the City Real Estate Disposition Policy.

DISCUSSION: The ITB was issued on October 4, 2021, for a period of thirty (30) days and closed on November 4, 2021. The opportunity to submit a bid to purchase this property was offered to adjacent property owners only, including those persons owning property at 3002 Mosby Street, 3009 Holly Street, and 2915 Holly Street. These properties were deemed to abut 3002A Mosby Street and would have unobstructed access to the property following a sale. All of the adjacent property owners noted above were notified of the solicitation for the sale of the property on September 22, 2021, via certified letter and then again on October 4, 2021, via certified letter. The ITB was posted on the City’s website beginning October 4, 2021.

The property was offered and is planned to be sold “as-is”, “where is” and “with all faults” and the City making no warranties or representations, expressed or implied; and Development Special Use Permit (DSUP) requests for modifications to the property including increased Floor Area Ratio (FAR), increased building height and other special requirements listed in the R-8/Single Family zone in the City’s Zoning Ordinance will not be permitted. The owners of 3009 Holly Street bid \$11,200 which is higher than the appraised value of 3002A Mosby Street.

Based on receipt of this bid, the City Manager has entered into an Agreement of Purchase and Sale with the awarded bidder, with final authorization to close the sale contingent upon review by the City’s Planning Commission pursuant to Section 9.06 of the City Charter and passage of an ordinance to sell the property by City Council.

The Planning Commission is considering the request to approve the sale under Section 9.06 of the City Charter at its meeting on January 4, 2022. The results of its action will be formally reported to City Council at its January 22nd meeting.

FISCAL IMPACT: Net proceeds are anticipated to be \$11,200. Per the City Real Estate Disposition Policy proceeds will be designated as a source of funds in the City’s Capital Improvement Program.

ATTACHMENTS:

- Attachment 1: Cover Ordinance
- Attachment 2: Proposed Ordinance
- Attachment 3: 3002A Mosby Street Property Aerial View

STAFF:

- Joanna Anderson, City Attorney
- Laura Triggs, Deputy City Manager
- Jeremy McPike, Director, Department of General Services
- Karl Moritz, Director, Planning and Zoning
- Shawn Lassiter, Assistant City Attorney
- Alfred Coleman, Deputy Director, Department of General Services