



PURCHASE OF PROPERTY

CHECKLIST

SECTION 1:

SELLER(S): Rialto Beach LLC

PURCHASER: CITY OF CHARLOTTESVILLE

PROPERTY LOCATION:

(see Exhibit A and Exhibit B for location/aerial maps of property)

ADDRESS: 0 Rialto St – Rialto Beach Open Space

PARCEL NUMBER: portion of Parcel ID 590379000

PURCHASE PRICE: \$10,000

SELLER'S ATTORNEY INFORMATION: Peter Caramanis, Royer Caramanis PLC

PROPOSED CLOSING DATE: tbd

SECTION 2: (select one)

☒ Vacant Lot

☐ Improved Property

SECTION 3: (complete all information)

Proposed Use of Property: Trail, Forest Preservation, Stream Access Protection
(Moore's Creek)

Funding Source(s) and amount:

City General Fund:

City CIP: \$10,000 (Trail P-00662)

Federal:

State:

Other:

Special Conditions Required by Funding Source: n/a

Special Conditions for Acquisition: none

Assessed Value (Include Year): \$100 (2024)

Appraised Value (describe): n/a

Asking Price: \$10,000

Background and History on Request for Property Acquisition:

The property was developed over a number of years, and Parks&Rec worked with the developer(s) to arrange for acquisition of a large portion of the open space for trail, forest preservation and stream access protection use.

This proposed acquisition does not include the storm pond facility or the small parcel of open space that is not along the creek, that will be owned by the HOA.

SECTION 4:

Requirements by City Department Prior to Action by City Council/Closing:

- ☒ Written verification from Seller showing intent to convey
- ☒ Determine Assessed Value and if an Appraisal is needed
- ☒ Determine and identify funding source(s). If funding (or any portion of funding) is previously approved, include approval action in Exhibit D. N/A
- ☒ Prepare and circulate memo for City Department(s):
(Use the *Property Acquisition Memorandum* form – include as Exhibit E)
 - City Assessor's Office review of property records and value(s)

- Utilities Department review for stormwater, conflict with and/or existing utilities, etc.
 - Environmental/Office of Sustainability review for environmental-related concerns, endangered species screening, etc.
 - Neighborhood Development Services review for zoning; historical, cultural, archeological concerns, etc.
 - Parks and Recreation review for applicable use, maintenance, etc.
 - Public Works review for applicable use, maintenance, etc.
 - Finance Department as to funding of the acquisition
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SECTION 5:

- ☒ City Manager or their authorized designee approval – to continue with due diligence on request for purchase

Initial: ARM

Date: 5/30/24

- ☒ City Attorney to be notified of request to Purchase Property.

- ☒ Order Phase 1 ESA Report, unless Office of Sustainability has determined that sufficient evidence has been provided that a Environmental/Phase 1 report is not required

- ☒ Order Appraisal if required by the Department Director assigned to this acquisition

- ☒ Identify if seller has attorney – if yes, gather contact information

- ☒ Obtain any required language for deeds and approval(s) in writing from City departments or outside funding agencies for deed language and terms

- ☒ Title Report

- Order search and pro forma title commitment
- If survey plat available, send plat to them by e-mail (see Exhibit C)

- ☒ Order Plat, if one is not available (see Exhibit C)

- ☒ Encumbrances on the Property affecting marketability (Deeds of Trust, Assignments, Liens, Declarations, etc. – This should all be listed in the Title Report)

- ☒ For those properties with improvements, notify Risk Management of the intent to purchase the property

☒ Prepare DRAFT Council Agenda Memorandum

- draft review by Office of Community Solutions
- Office of Community Solutions and Department requesting acquisition to meet with City Manager's Office to review request

OCS: Confirmation request is ready to proceed for approval.

per 7/9/24
Initial Date

CAO: per S: A 7/8/24 No legal issues outstanding. The title search does not reveal any serious title issues. Our office will handle this real estate transaction in the event it is approved by the CMO and City Council.

Initial Date

City Manager or their authorized designee: Approval to proceed for City Council approval.

ARM 7/17/24
Initial Date

SECTION 6:

- ☐ Finalize City Council Agenda Item
- ☐ Schedule City Council meeting date and present the item to Council
- ☐ City Council Resolution to Purchase Land (no PH required for Acquisition/Purchase §15.2-1800, except acquisition by condemnation; if funding is required with the request, additional City Council action(s) may be required)
- ☐ City Council Meeting Concluded
- ☐ Obtain fully executed Purchase Agreement
- ☐ Title Insurance (not needed for Quitclaim) – needed for larger/more complex transactions
- ☐ Earnest money / deposit required – City Department making request to coordinate
- ☐ Schedule Closing – Closing Agent to coordinate and schedule
- ☐ Distribute final Closing Documents to:
 - City Attorney's Office

- Office of Community Solutions
- Department requesting acquisition
- Finance Department

☐ Record Final Deed

Rialto Beach LLC



Exhibit B - Aerial Map of Property

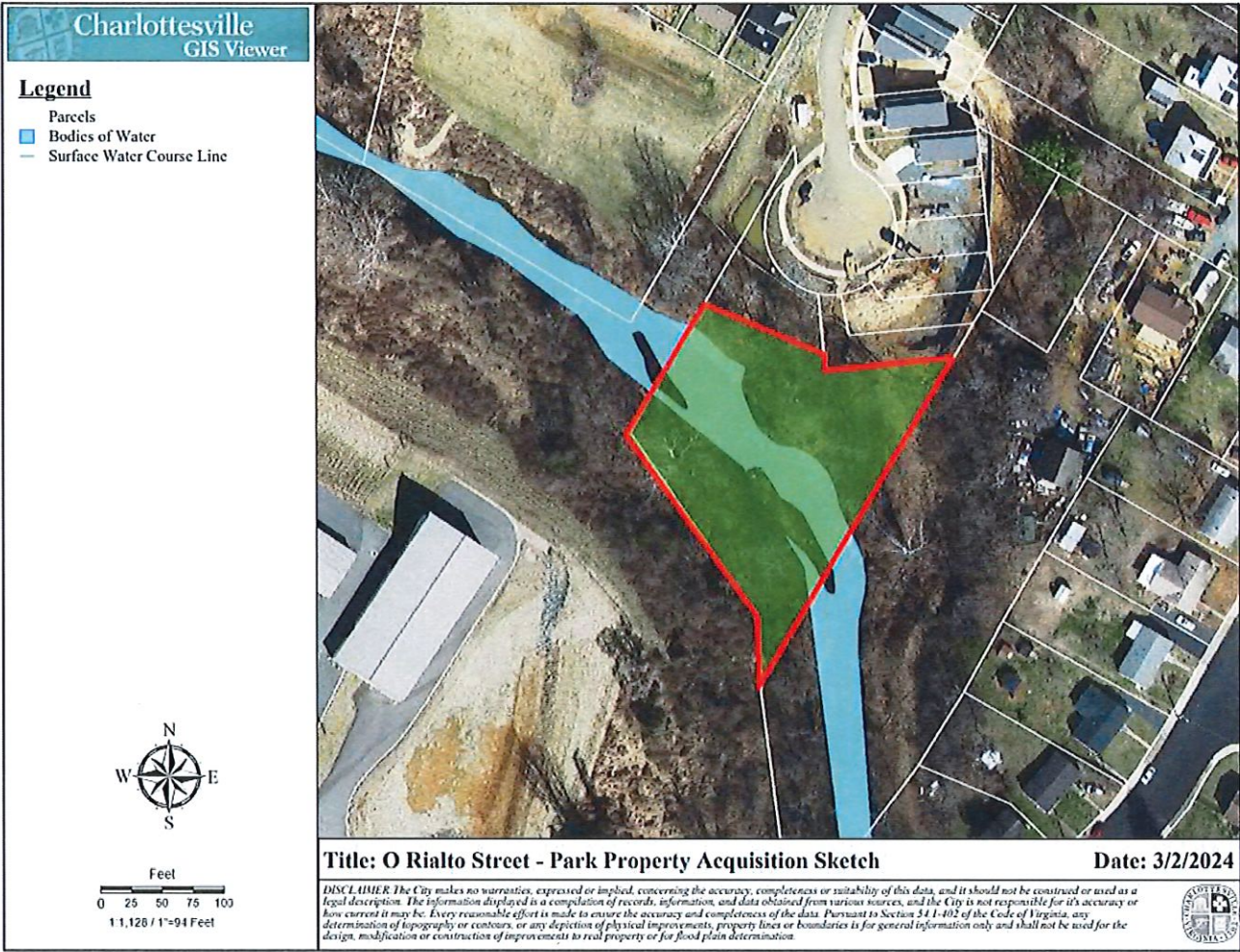


Exhibit C - Plat

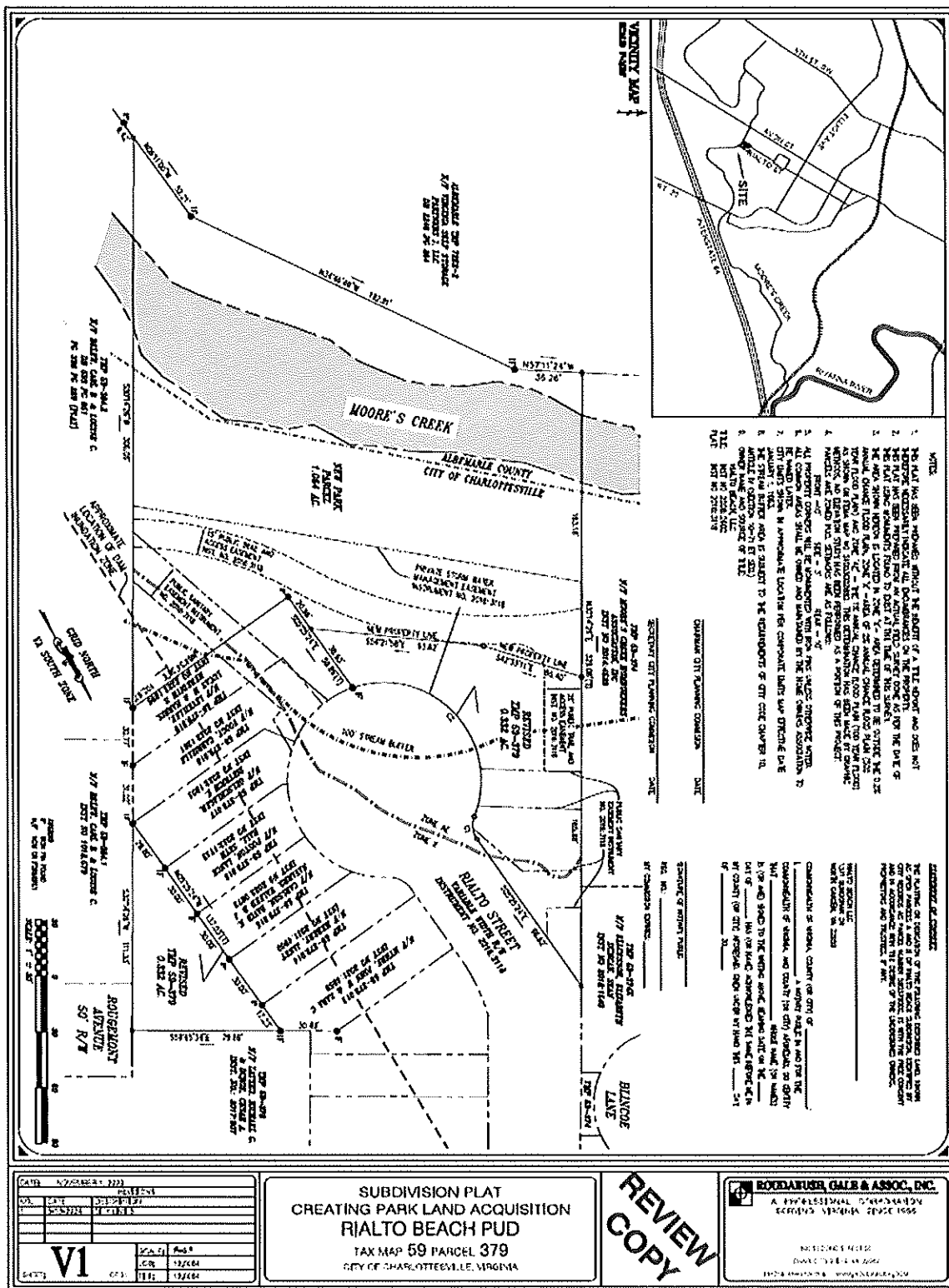


Exhibit D - Previous City Council Actions

None to date

Exhibit E - Input from City Departments

MEMORANDUM
Property Acquisition

TO: City Manager's Office / Office of Community Solutions

FROM: Chris Gensic, Park and Trail Planner

DATE: October 23, 2023

RE: Acquisition of Property
0 Rialto Street

=====

I have been in contact with the Owner(s) of property located at 0 Rialto Street, TMP#590379000 and hereinafter "0 Rialto Street". Owner(s) has agreed to sell the property to the City for use as Park and Trails, as shown on the attached drawing/plat.

The City Assessor has determined the value of the property to be \$0. The Property Owner(s) has agreed to a selling price of \$10,000. The funding for this acquisition is provided by Trail and Parkland Acquisition Fund PR-001.

Comments on the acquisition of the property regarding utilities, environmental liability, property maintenance, zoning and funding availability have been received from the following departments as evidenced by the comments and signatures listed below:

UTILITIES:

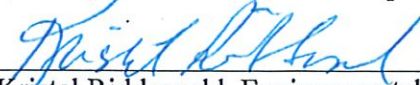
A 30-inch City-owned sanitary sewer main runs across a portion of the property. Utilities does not object to the use of the property as City Parkland and/or for use of a trail.



Lauren Hildebrand, Director

Date: 10/31/2023

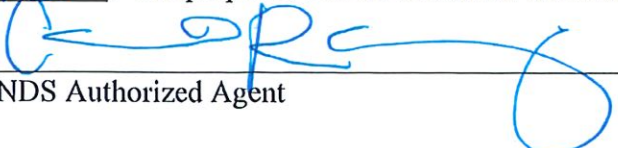
ENVIRONMENTAL: Based on a site visit and/or visual assessment conducted on the subject property, a review of historic aerial photos, and review of the title report, there are no apparent environmental concerns associated with this property. No further environmental investigation appears necessary at this time and the acquisition of the property is supported by this office.



Kristel Riddervold, Environmental Sustainability Division Manager

Date: 10/27/2023

NEIGHBORHOOD DEVELOPMENT SERVICES (NDS): The current zoning of this parcel is RXD. The proposed Use of the land is allowable by right.

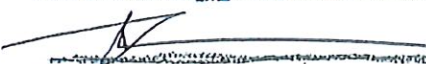


NDS Authorized Agent

Date: 11/13/2023

PARKS AND RECREATION: (check all that apply) The Parks and Recreation Department is prepared to take on maintenance of the land:

_____ for _____ (purpose) _____ **PARK AND TRAIL USES**
_____ with the following conditions: **NONE**


~~Dana Kasler, Director~~

RIMAN

Date: 11/13/2023

FINANCE DEPARTMENT:

Funds are available.


Christopher Cullinan, Director

Date: 11.2.2023

GENERAL DEPARTMENT OBJECTION OR COMMENTS: