



## **ADDENDUM #1**

### **DEVELOPMENT OPPORTUNITY: 301 S. Main St. Development Opportunity**

DATE: September 17, 2025

TO: All Potential Offerors

City of Harrisonburg's Development Opportunity, is modified as follows:

1. Question: Once the property is awarded, can you clarify who would have ownership of the building?

Answer: Ownership of the property will transfer to the awarded applicant, with a restriction on reselling the property for a period of ten (10) years if the property is conveyed at no cost. Also, in the event of conveying the property at no cost, the property may revert back to the City if the awarded applicant indicates they are unable or unwilling to complete their proposed project.

2. Question: Would the city maintain any part of the property (mowing, etc.) or would that be part of the agreement with the whoever is awarded the property?

Answer: The City will not maintain any part of the private property once conveyed.

3. Question: If the property were to be awarded to a nonprofit, is there any possibility of waiving or reducing the property taxes on the building?

Answer: If the nonprofit maintains its IRS tax exempt status, the organization can apply for real estate tax exemption through the Commissioner of Revenue's office, which will assess if the property is being used to support the charitable mission of the nonprofit. Any portions of the property leased to a private business would not be exempted from real estate taxes.

4. Question: Does the city have any documents on previous inspections, or plan to do an inspection of the building so that interested parties may have a better understanding of what potential issues may arise?

Answer: The City does not intend to perform any inspections of the property but will provide a window of time in the negotiation process with a selected applicant to conduct their own inspection prior to conveyance.

5. Question: Will there be an opportunity to walk-through the space to better understand lay-out and potential renovation needs?

Answer: As outlined in the Development Opportunity section 2.2, any interested applicants can email [brian.vandenberg@harrisonburgva.gov](mailto:brian.vandenberg@harrisonburgva.gov) to schedule a time to visit the property.

6. Question: Do you know of any historic tax credits that this building may be eligible for?

Answer: The City is not aware of any but has also not pursued them.

7. Question: Does the City have current blueprints/floorplans of the property.

Answer: No.

8. Question: Is the paved portion on the south end of the property able to be used for parking?

Answer: It is suitable to be used for a single vehicle parallel parking but is not large enough to accommodate traditional 90-degree or angled parking by City code.

9. Question: Will the shed at the southwest corner of the property be conveyed with the rest of the property?

Answer: The shed belongs to Asbury Methodist church and is not conveyed with 301 S. Main.

All other requirements, terms and conditions of the Development Opportunity remain unchanged.

Addendum page must be signed and returned with your submission to acknowledge receipt of this addendum.

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Authorized Signature

By: Brian Vandenberg  
Assistant to the City Manager