



STAFF REPORT **INFORMATION ITEM**

Item #11i

SUBJECT: Update on Pullen House Options

DATE OF MEETING: April 25, 2017

STAFF CONTACTS: Council Member Ryan Cool
Robert W. Lohr, Jr., Town Manager

SUMMARY and RECOMMENDATIONS:

As requested at a previous Town Council meeting, staff is providing updated information related to the Pullen House so that the Council can continue to review these options and opportunities during the ongoing budget work sessions. The Parks and Recreation Advisory Board will be continuing to study their potential recommendations and provide Town Council with quarterly updates.

BACKGROUND:

Included with this staff report, is an updated background information that shows new assessment data and other background information that Town Council has requested since our last discussion of the Pullen House. This informational document is included under *Attachment I* of this report. As previously discussed, the Pullen House was acquired by the Town of Purcellville through an estate sale on January 11, 2011. The property is comprised of two lots with two separate structures that total .51 acres. The Town is currently exploring not only Green Box initiatives for this property in how it can be an asset to the Fireman's Field complex but also working with our Parks and Recreation Advisory Board and the community to explore potential internal projects and uses that can occur at this location.

ISSUES:

While Town Council has exclusive control of what to do with this property with no deed restrictions, conservation easements or financing options since the Town paid cash for the property, the Town seems to be focusing on the following priority opportunities with a decision to be made in the future by Town Council:

- 1) Include this property as an asset to the management and operations of Fireman's Field under proposed Green Box initiatives.
- 2) Work with Parks and Recreation Advisory Board to discuss additional uses or government projects/programs that can occur on the property.
- 3) Dispose of the property through the Town's surplus property process with the Town identifying a minimum reserve bid to ensure that we maximize our revenue on this project without incurring administrative/sales costs.
- 4) Hire a broker to sell the property to the highest contract purchaser for either rehabilitation of the existing structure or tear down and lot subdivision to maximize potential future use by creating two new lots.
- 5) Maintain the property in its current condition and use the garage for event storage while the property continues to increase in value as it has over the last six years.

ATTACHMENT(S):

1. Background Information on Pullen House – April 20, 2017