



City of Petersburg Virginia

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Special City Council Work Session

**May 3, 2021
Virtual Meeting
12:00 PM**

City Council

Samuel Parham, Mayor – Ward 3
Annette Smith-Lee, Vice-Mayor – Ward 6
Treska Wilson-Smith, Councilor – Ward 1
Darrin Hill, Councilor – Ward 2
Charlie Cuthbert, Councilor – Ward 4
W. Howard Myers, Councilor – Ward 5
John A. Hart, Sr., Councilor – Ward 7

Interim City Manager
Kenneth Miller

-
1. **Roll Call**
 2. **Prayer**
 3. **Pledge of Allegiance**
 4. **Determination of the Presence of a Quorum**
 5. **Approval of Consent Agenda (to include minutes of previous meeting)**
 - a. Request for the City Council to hold a public hearing April 20, 2021 regarding a Proposal to Purchase 703 E. Bank Street, 357 University Boulevard, and 351-53 University Boulevard, and the consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement toward the sale of the City-owned Properties.
 - b. Request for the City Council to hold a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 1119 High St W and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.
 - c. Request for the City Council to hold a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 105, 109, 113, 115 Burch St N and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.
 - d. Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of the City-owned property to Project:HOMES.
 - e. Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.

- f. Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop two (2) parcels of City-owned property located on W Washington St and, consideration of an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of the City-owned property to BLW Solutions.
- g. A request to schedule a Public Hearing and consideration of a Special Use Permit petition for a nightclub at 1706 and 1714 E Washington Street.
- h. A request to schedule a Public Hearing and consideration of a Special Use Permit petition for a for a car wash at 2010 E Washington Street.
- i. Request for the City Council to hold a public hearing on May 18, 2021 regarding a proposed ordinance to amend and re-adopt sections 114-68 and 114-204 and to adopt sections 114-73 and 114-204 of the Petersburg City Code to establish a water and sewer connection fee payment plan program for large scale affordable housing projects.
- j. To schedule a public hearing for Petersburg City Public School's FY2021-22 Budget (1st reading of ordinance)
- k. To schedule a public hearing for the City of Petersburg's FY2021-22 Proposed Operating and Capital Budget.
- l. A request to schedule a Public Hearing and Consideration of a Supplemental Appropriation for Petersburg Public Schools in the amount of \$3,538,588 (1st Reading).
- m. A request for the City Council to hold a public hearing and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement with the Friends of the Lower Appomattox River, Inc. a Virginia non-profit corporation, ("FOLAR"); Appomattox River Soil and Water Conservation District, an independent political subdivision of the Commonwealth of Virginia, ("ARSWCD"); and Petersburg Rotary Club (Breakfast) ("Rotary Club) for the purchase of City-owned property located at 10 N Jefferson Street and 125 East Washington St.
- n. Minutes of the April 20, 2021, Special Regular City Council Meeting; April 20, 2021 Special Closed Session City Council Meeting and April 26, 2021, Special Closed Session Meeting

6. Special Reports

- a. A report on the Status of the Jarratt House Stabilization project.
- b. A report on proposed signage for historic properties on High Street.
- c. Presentation on Neighborhood Services 2021
- d. A report on the Status of the Community Development Block Grant (CDBG) Program for FY 2021 and FY 2022.
- e. COVID-19 Update

7. Monthly Reports

8. Finance and Budget Report

- a. Presentation and discussion on the City of Petersburg's Financial Policies.

9. Capital Projects Update

a. LED Project Update

10. Utilities

11. Streets

12. Facilities

13. Economic Development

14. City Manager's Agenda

15. Business or reports from the Clerk

16. Business or reports from the City Attorney

17. Public Comments

18. Adjournment



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Clay Mansell

RE: **Request for the City Council to hold a public hearing April 20, 2021 regarding a Proposal to Purchase 703 E. Bank Street, 357 University Boulevard, and 351-53 University Boulevard, and the consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement toward the sale of the City-owned Properties.**

PURPOSE: To hold a public hearing April 20, 2021 regarding a Proposal to Purchase 703 E. Bank Street, 357 University Boulevard, 351-53 University Boulevard, and the consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement toward the sale of the City-owned Properties.

REASON: To hold a public hearing and consider an Ordinance that authorizes the City Manager to execute a Purchase Agreement and proceed with the sale of City-owned property in accordance with applicable legal requirements.

RECOMMENDATION: The Department of Economic Development recommends to City Council the denial of sale to MLW Homes LLC (hereinafter “MLW Housing”). This is due to the proposed offer price for the three properties not complying with the Guidelines for the Disposition of City Real Estate Property that was adopted by the City Council on December 8, 2020.

BACKGROUND:

The Department of Economic Development first received interest in these properties from Mr. James Walke and Mrs. Nicole Walke with MLW Housing on December 1, 2020. The initial interest included a variety of properties. Economic Development staff worked to engage and negotiate with MLW Housing to move forward with their proposals, but there were no further correspondence until January 28, 2021. MLW Housing expressed interest in other properties in addition to the ones they already identified. Eventually, through negotiations, the two properties, 703 E. Bank St. and 357 University Blvd, were identified as the two properties they wanted to move forward on.

MLW Housing offered \$4,800 for 703 E. Bank St and \$15,100 for 357 University Blvd - \$19,900 total. Together, these properties are assessed at \$139,300. The offered price of \$19,900, which is equal to the land value for the two properties, falls short of the 50%, or \$69,650, requested for the properties per the adopted

Disposition Guidelines of December 8, 2020. On March 9, 2021, they reached back out and requested 351-53 University Blvd, assessed at \$14,000, to be added for an additional \$5,100, bringing their proposed price for the three properties to \$25,000. The proposed \$25,000 for the three properties assessed at \$153,300 is only 16.31%, failing to meet the 50% threshold per the adopted Disposition Guidelines.

COST TO CITY: Staff manhours to process purchase proposals. Attorney fees associated with closing.

BUDGETED ITEM: No

REVENUE TO CITY: \$25,000 and future taxable revenue from development of the properties

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: No

AFFECTED AGENCIES: City Manager, Economic Development, Planning and Community Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: December 8, 2020 “City of Petersburg Disposition Guidelines for City-Owned Real Estate Property”

REQUIRED CHANGES TO WORK PROGRAMS: No

ATTACHMENTS:

1. 0. Property Summary - MLW Housing
2. 1.5. MLW Housing Ordinance
3. 2. MLW LOI - letter only
4. 2.5. Floor Plan
5. 3.1. 351-53 University Blvd Assessment Form
6. 3.2. 351-53 University Blvd Property Card
7. 3.3. 351-53 University Blvd
8. 4.1. 357 University Blvd Assessment Form
9. 4.2. 357 University Blvd Property Card
10. 4.3. 357 University Boulevard
11. 5.1. 703 Bank Street Assessment Form
12. 5.2. 703 E. Bank St Property Card
13. 5.3. 703 Bank St E

City of Petersburg

Property Disposition Summary

Executive Summary

MLW Homes LLC (hereinafter “MLW Housing”) reached out to purchase City-owned property at 703 E. Bank Street, 357 University Boulevard, and 351-53 University Boulevard. MLW Housing plans to renovate the buildings – 703 E. Bank Street for commercial purposes and 357 and 351-53 University Blvd for residential purposes. To support the proposed offer of \$25,000 for the properties assessed at \$153,300, MLW Housing intends to invest \$185,000 into the properties, and has proven they have \$131,322.69 in funds immediately available. MLW Housing has provided Economic Development staff proof of financing, tentative development plans, and a business statement. The proposal complies with the Comprehensive Plan of the City of Petersburg. The City of Petersburg stands to benefit from one-time sales revenue and increased taxable revenue. The disposition of this property also saves the City costs associated with the maintenance of this building by City staff. However, Economic Development staff does not recommend to Council the disposition of this property due to the offered price of \$25,000 not complying with the Disposition Guidelines for City-Owned Real Estate Property.

BUYER	<i>MLW Homes LLC.</i>
ADDRESS	<i>703 E. Bank St / 357 University Blvd / 351-53 University Blvd</i>
COMP PLAN LAND USE	<i>Commercial / Residential</i>
PARCEL #	<i>012-050017 / 010-150029 / 010-150027</i>
WARD	<i>Ward 1 / Ward 6</i>
COUNCIL MEMBER	<i>Wilson-Smith / Smith-Lee</i>
ASSESS VALUE	<i>\$153,300</i>
PROPOSED PURCHASE PRICE	<i>\$25,000</i>
INVESTMENT	<i>\$185,000</i>
PROPOSED USE	<i>Commercial / Residential</i>
PROOF OF FINANCING	<i>Finance Statement Provided</i>
SITE PLANS	<i>Floor Plan Attached</i>
BUSINESS PLAN	<i>Business Statement Provided</i>
DED RECOMMENDATION	<i>Do Not Recommend Disposition</i>

ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT TOWARD THE SALE OF CITY-OWNED PROPERTY AT 703 E. BANK STREET, 357 UNIVERSITY BOULEVARD, AND 351-53 UNIVERSITY BOULEVARD

WHEREAS, the City of Petersburg has received a proposal from MLW Homes, LLC to purchase City-owned property at 703 E. Bank Street, 357 University Boulevard, and 351-53 University Boulevard to develop for commercial and residential purposes respectively; and

WHEREAS, the Department of Economic is recommending the denial of MLW Homes, LLC's proposal based on noncompliance with the Disposition Guidelines for City-Owned Real Estate Property; and

WHEREAS, the potential benefits to the City include infill development, sale of City-owned property, and taxable revenue; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned real estate property.

THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with MLW Homes, LLC toward the sale of City-owned property at 703 E. Bank Street, 357 University Boulevard, 351-53 University Boulevard.

Dear City of Petersburg,

November 30, 2020

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the redevelopment of the property located at 333, 347, 351-353, & 357 University Blvd. Petersburg VA.

MLW Homes LLC is a legal licensed corporation located at 5509 Townsbury Terrace, Chesterfield, VA 23832.

We have been in business since 2018 and formed the LLC in January 2019.

MLW Homes has renovated several homes in the tri city area and we recently purchased a home located in Petersburg at 1305 Montgomery Ave., Petersburg, VA, and will begin renovations in October 2020. We've included a video of one of our renovations located at 2117 Rosewood Ave., Richmond, VA 23220.

MLW Homes is interested in renovating three properties located at 333, 347, 351-353, & 357 University Blvd. Petersburg VA. The Project will include three, two to three story buildings, housing two residential units in each with 3 bedrooms two and a half baths, approximately 1500 square feet per unit. with a total of 3000 square feet per building.

Project Layout

The University Ave Street side of the Project will be entirely residential.

Each of the three outward facing buildings houses 2 residential units each, totaling 6 townhouses with private landscaped views. The front exterior entrances offer interaction at the street level.

MLW homes are designed and crafted to be affordable, quality-built homes — with a contemporary floor plan and convenient, streamlined building process — that Lives Up to your lifestyle.

- Townhomes
- Convenient Location

Design with a Difference

We believe a well-designed home looks great and lives even better -- it appeals to your senses and functions in sync with your lifestyle. That's why we invest more deeply in design than most homes.

The proposal provides much-needed market-rate housing for Petersburg and easy access to downtown.

Urban Design: The Project is consistent with the city's plan's designation of the site for mixed-use development.

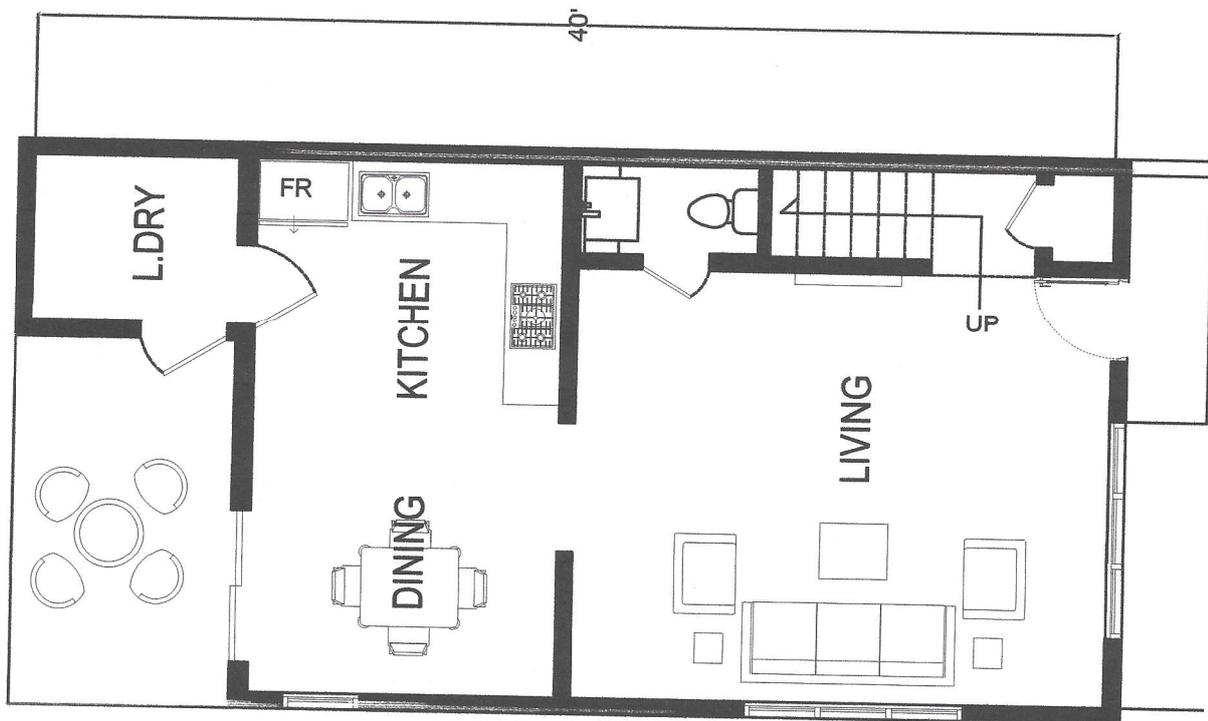
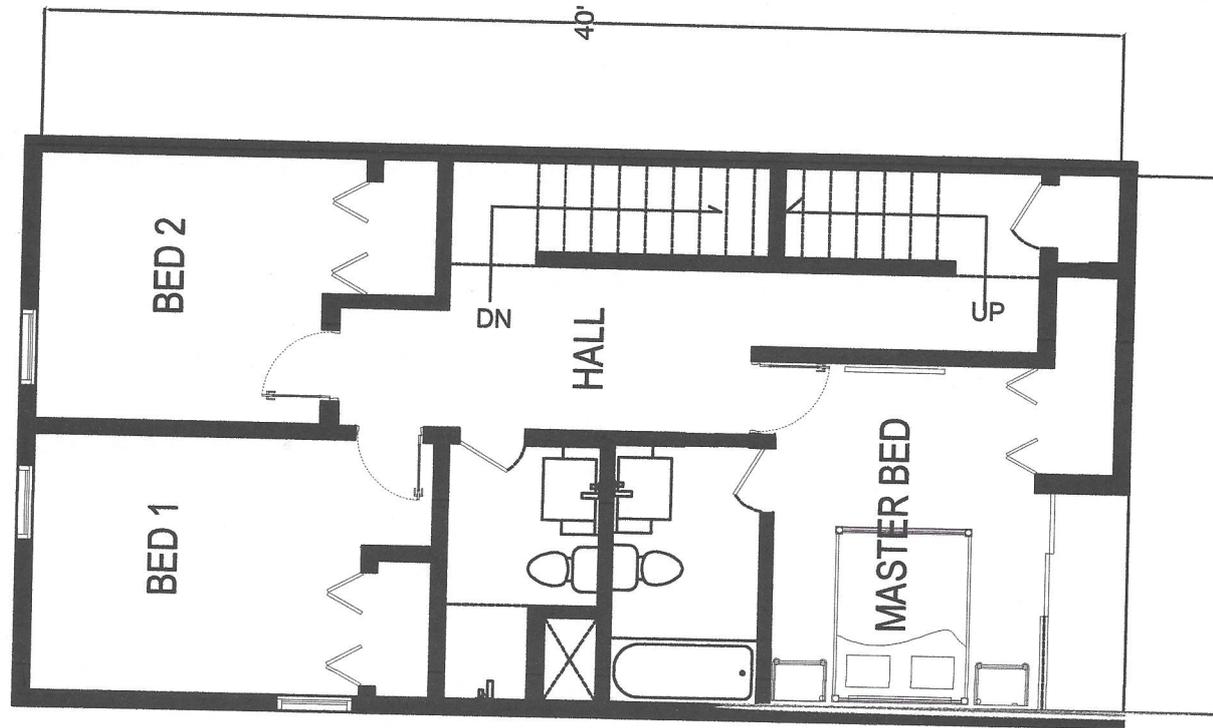
Compatibility: The Project is consistent with the recommendations for this site

Corridor: The Project is consistent with the recommendation of a 2- to 3 story height limit on University Ave. It will also serve to strengthen the remaining housing in the area," and to complement the existing housing mix in the adjacent neighborhood.

We've attached a proposed floor plan along with a 3d virtual view of our design for your viewing pleasure.

In closing, we look forward to working with the City throughout the approval process to transform this key site along the University Avenue corridor.

Best Regards
Nicole Walke CEO
James Walke Vice President
MLW Homes LLC
5509 Townsbury Terrace
Chesterfield, VA 23832



Proposal to Purchase City-Owned Property



Purchaser			
Project Name	University Blvd		
Property Address	351-53 University Blvd		
Parcel Number	010-150027	Acreage	0.144 Bldg SF
Year Constructed			
Project Developer	MLW Housing		
Contact Name	James Walke		
Address	5509 Townsbury Terrace	Phone	804-614-2128
	Chesterfield, VA 23832		
Email	mlwhousing@gmail.com		
Experience/Qualifications			
Development Description	University Blvd		
Offered Purchase Price	\$5,100	Construction Costs	\$ -
		Total Investment	\$ -
Description of Financing (%)	Cash/Financing		
Community Benefit	Housing		
Due Diligence Period (days)	4		
Construction Start Date	August 1 2021	Completion Date	March 1 2022
Number of Projected Jobs	Temp/Const. Jobs 10	Permanent Jobs	15
Average Wage	\$15		\$30
Contingencies			

City Assessment			
Outstanding Obligations			
Proposed Land Use	Residential	Conformance	Yes No
Comp Plan Land Use			
Zoning	R-3	Conformance	Yes
Enterprise Zone			Yes
Rehab/Abatement			Yes
New Construction			
Historic District	Old Towne		
Assessed Value	\$ 14,000.00	Appraised Value	\$ - Date
City Revenue from Sale	\$ (8,900.00)		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ -	\$ 189.00	\$ 945.00 \$ 945.00
Personal Property Tax	\$ -	\$ -	\$ - \$ -
Machinery and Tools Tax	\$ -	\$ -	\$ - \$ -
Sales and Use Tax	\$ -	\$ -	\$ - \$ -
Business License Fee	\$ -	\$ -	\$ - \$ -
Lodging Tax	\$ -	\$ -	\$ - \$ -
Meals Tax	\$ -	\$ -	\$ - \$ -
Other Taxes or Fees	\$ -	\$ -	\$ - \$ -
Total	\$ -	\$ 189.00	\$ 945.00 \$ 945.00
Total Tax Revenue		\$ 189.00	\$ 945.00 \$ 945.00
Waivers & Other Costs to the City		\$ -	\$ - \$ -
City ROI (Revenue - Cost)	\$ -	\$ 189.00	\$ 945.00 \$ 945.00
Staff Recommendation	Do not Recommend Disposition		
Last Use Public		Comm. Review Date	
Council Decision		Council Review Date	
Disposition Ord #		Ord Date	

Property Record Card - Petersburg, VA

General Property Data

Parcel ID 010-150027	Account Number FOR SALE, Grassy Lot
Prior Parcel ID --	Property Location 351-53 UNIVERSITY BLVD
Property Owner CITY OF PETERSBURG	Property Use Urban Res
Mailing Address 135 N. Union St	Most Recent Sale Date 12/20/2007
City Petersburg	Legal Reference 2007-6810
Mailing State VA Zip 23803	Grantor
Parcel Zoning R-3	Sale Price 45,000
	Land Area acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 14,000	Total Value 14,000
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Building Description

Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning
Finished Area (SF)	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths
# of 3/4 Baths	# of 1/2 Baths	# of Other Fixtures

Legal Description

LOT 1 TITUS ESTATE 55-59 X 114

Narrative Description of Property

This property contains acres of land mainly classified as Urban Res with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

351-53 University Blvd



Proposal to Purchase City-Owned Property



Purchaser			
Project Name	University Blvd		
Property Address	357 University Blvd		
Parcel Number	010-150029	Acreege	0.112 Bldg SF 1944
Year Constructed	1901		
Project Developer	MLW Housing		
Contact Name	James Walke		
Address	5509 Townsbury Terrace	Phone	804-614-2128
	Chesterfield, VA 23832		
Email	mlwhousing@gmail.com		
Experience/Qualifications			
Development Description	University Blvd		
Offered Purchase Price	\$15,100	Construction Costs	\$ 75,000.00
		Total Investment	\$ 75,000.00
Description of Financing (%)	Cash/Financing		
Community Benefit	Housing		
Due Diligence Period (months)	4		
Construction Start Date	August 1 2021	Completion Date	March 1 2022
Number of Projected Jobs	Temp/Const. Jobs	10	Permanent Jobs 15
Average Wage		\$15	\$30
Contingencies			

City Assessment			
Outstanding Obligations			
Proposed Land Use	Residential	Yes	No
Comp Plan Land Use		Conformance	
Zoning	R-3	Conformance	
Enterprise Zone			
Rehab/Abatement			
New Construction			
Historic District			
Assessed Value	\$ 70,500.00	Appraised Value	\$ - Date
City Revenue from Sale	\$ (55,400.00)		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ -	\$ 951.75	\$ 4,758.75 \$ 19,946.25
Personal Property Tax	\$ -	\$ -	\$ - \$ -
Machinery and Tools Tax	\$ -	\$ -	\$ - \$ -
Sales and Use Tax	\$ -	\$ -	\$ - \$ -
Business License Fee	\$ -	\$ -	\$ - \$ -
Lodging Tax	\$ -	\$ -	\$ - \$ -
Meals Tax	\$ -	\$ -	\$ - \$ -
Other Taxes or Fees	\$ -	\$ -	\$ - \$ -
Total	\$ -	\$ 951.75	\$ 4,758.75 \$ 19,946.25
Total Tax Revenue		\$ 951.75	\$ 4,758.75 \$ 19,946.25
Waivers & Other Costs to the City		\$ -	\$ - \$ -
City ROI (Revenue - Cost)	\$ -	\$ 951.75	\$ 4,758.75 \$ 19,946.25
Staff Recommendation			
Last Use Public		Comm. Review Date	
Council Decision		Council Review Date	
Disposition Ord #		Ord Date	

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **010-150029**
 Prior Parcel ID **--**
 Property Owner **CITY OF PETERSBURG**
 Mailing Address **135 N. Union St**
 City **Petersburg**
 Mailing State **VA** Zip **23803**
 ParcelZoning **R-3**

Account Number **FOR SALE, Lot W Vacant BLDG**
 Property Location **357 UNIVERSITY BLVD**
 Property Use **Urban Vac**
 Most Recent Sale Date **5/12/2016**
 Legal Reference **2016-1176**
 Grantor **BLANDELORES**
 Sale Price **40,000**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **55,400** Xtra Features Value **0** Land Value **15,100** Total Value **70,500**

Building Description

Building Style **2STORY**
 # of Living Units **1**
 Year Built **1901**
 Building Grade **AVERAGE**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **10**
 # of 3/4 Baths

Foundation Type
 Frame Type
 Roof Structure
 Roof Cover **COMPOSI**
 Siding **VINYL/ALUM**
 Interior Walls **DRYWALL**
 # of Bedrooms **4**
 # of 1/2 Baths

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **WOOD**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

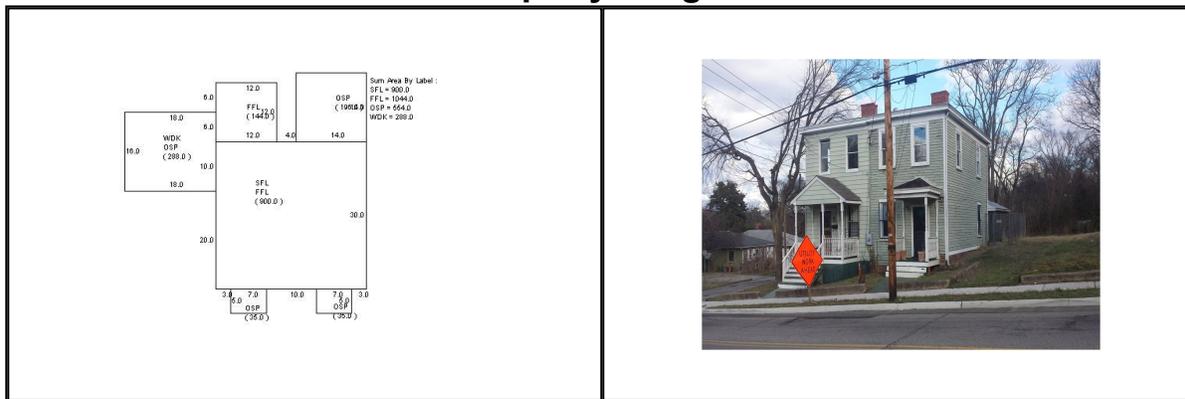
Legal Description

LT JTITUS ESTATE PLAT

Narrative Description of Property

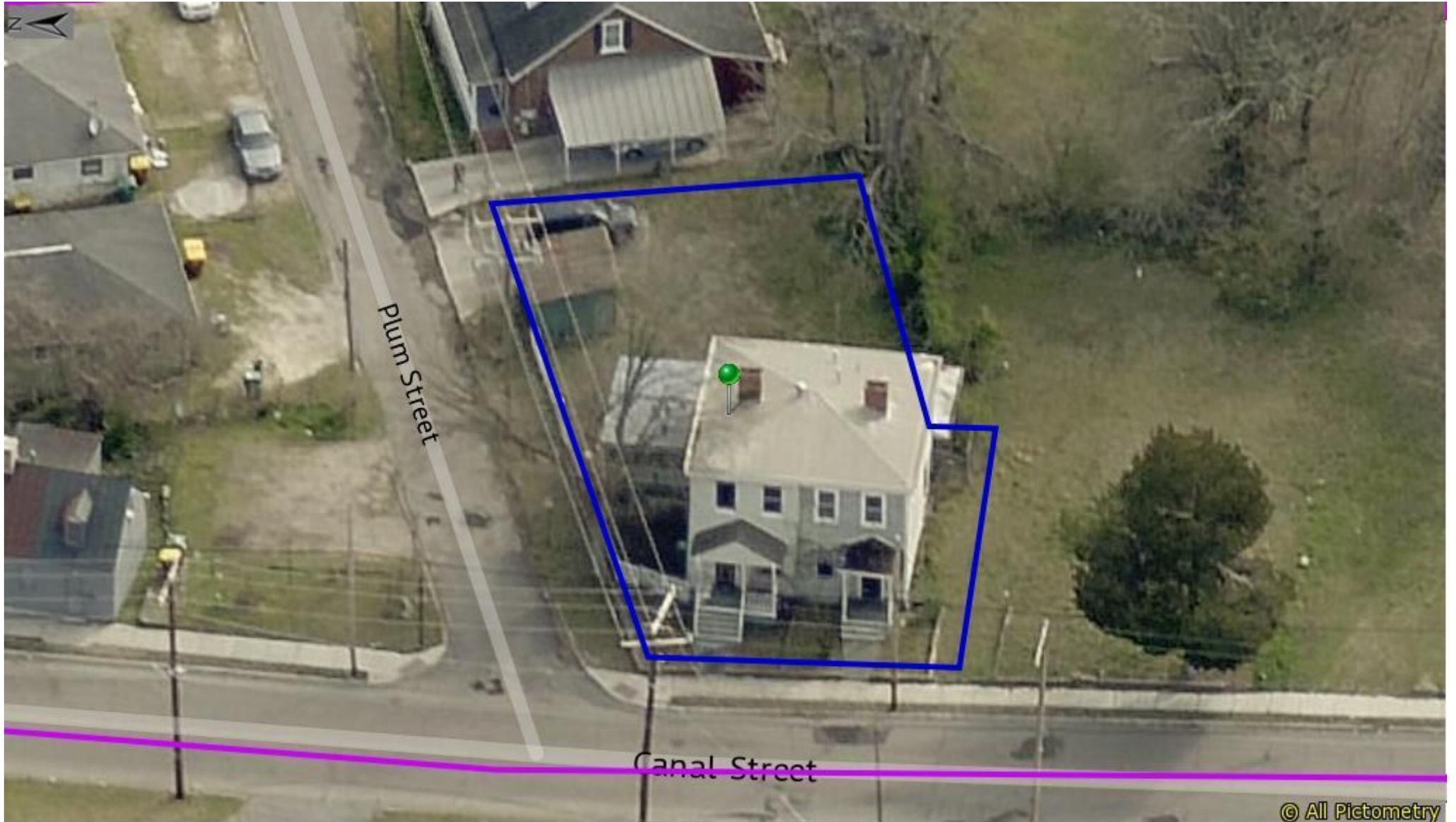
This property contains acres of land mainly classified as Urban Vac with a(n) 2STORY style building, built about 1901 , having VINYL/ALUM exterior and COMPOSI roof cover, with 1 unit(s), 10 room(s), 4 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

357 University Blvd



Proposal to Purchase City-Owned Property



Purchaser			
Project Name	Bank St		
Property Address	703 E Bank Street		
Parcel Number	012-050017	Acreage	0.054 Bldg SF 1984
Year Constructed			
Project Developer	MLW Housing		
Contact Name	James Walke		
Address	5509 Townsbury Terrace	Phone	804-614-2128
	Chesterfield, VA 23832		
Email	mlwhousing@gmail.com		
Experience/Qualifications			
Development Description	Residential home		
Offered Purchase Price	\$4,800	Construction Costs	\$ 110,000.00
		Total Investment	\$ 110,000.00
Description of Financing (%)	Cash/Financing		
Community Benefit	Housing		
Due Diligence Period (months)	4		
Construction Start Date	March 01 2022	Completion Date	September 11 2022
Number of Projected Jobs	Temp/Const. Jobs	10	Permanent Jobs 15
Average Wage		\$15	\$30
Contingencies			

City Assessment			
Outstanding Obligations			
Proposed Land Use	Commerical	Yes	No
Comp Plan Land Use		Conformance	
Zoning	B-2	Conformance	
Enterprise Zone			
Rehab/Abatement			
New Construction			
Historic District			
Assessed Value	\$ 68,000.00	Appraised Value	\$ - Date
City Revenue from Sale	\$ (63,200.00)		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ -	\$ 918.00	\$ 4,590.00 \$ 26,865.00
Personal Property Tax	\$ -	\$ -	\$ - \$ -
Machinery and Tools Tax	\$ -	\$ -	\$ - \$ -
Sales and Use Tax	\$ -	\$ -	\$ - \$ -
Business License Fee	\$ -	\$ -	\$ - \$ -
Lodging Tax	\$ -	\$ -	\$ - \$ -
Meals Tax	\$ -	\$ -	\$ - \$ -
Other Taxes or Fees	\$ -	\$ -	\$ - \$ -
Total	\$ -	\$ 918.00	\$ 4,590.00 \$ 26,865.00
Total Tax Revenue		\$ 918.00	\$ 4,590.00 \$ 26,865.00
Waivers & Other Costs to the City		\$ -	\$ - \$ -
City ROI (Revenue - Cost)	\$ -	\$ 918.00	\$ 4,590.00 \$ 26,865.00
Staff Recommendation			
Last Use Public		Comm. Review Date	
Council Decision		Council Review Date	
Disposition Ord #		Ord Date	

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **012-050017**
Prior Parcel ID **--**
Property Owner **CITY OF PETERSBURG**

Account Number **FOR SALE, Duplex**

Mailing Address **135 N. Union St**

Property Location **703 BANK ST**
Property Use **CIP**
Most Recent Sale Date **2/28/2012**
Legal Reference **2012-523**

City **Petersburg**
Mailing State **VA** Zip **23803**
ParcelZoning **B-2**

Grantor
Sale Price **0**
Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **64,000**

Xtra Features Value **0**

Land Value **4,800**

Total Value **68,800**

Building Description

Building Style **2STORY**
of Living Units **0**
Year Built **N/A**
Building Grade **AVERAGE**
Building Condition **N/A**
Finished Area (SF)
Number Rooms **0**
of 3/4 Baths

Foundation Type
Frame Type
Roof Structure
Roof Cover **METAL**
Siding **VINYL/ALUM**
Interior Walls **N/A**
of Bedrooms **0**
of 1/2 Baths

Flooring Type **CARPET**
Basement Floor **N/A**
Heating Type **WOOD**
Heating Fuel **N/A**
Air Conditioning
of Bsmt Garages **0**
of Full Baths
of Other Fixtures

Legal Description

ANDREWS PLAT 35.7X66.5ON CRATER ROAD 8.5X36.5

Narrative Description of Property

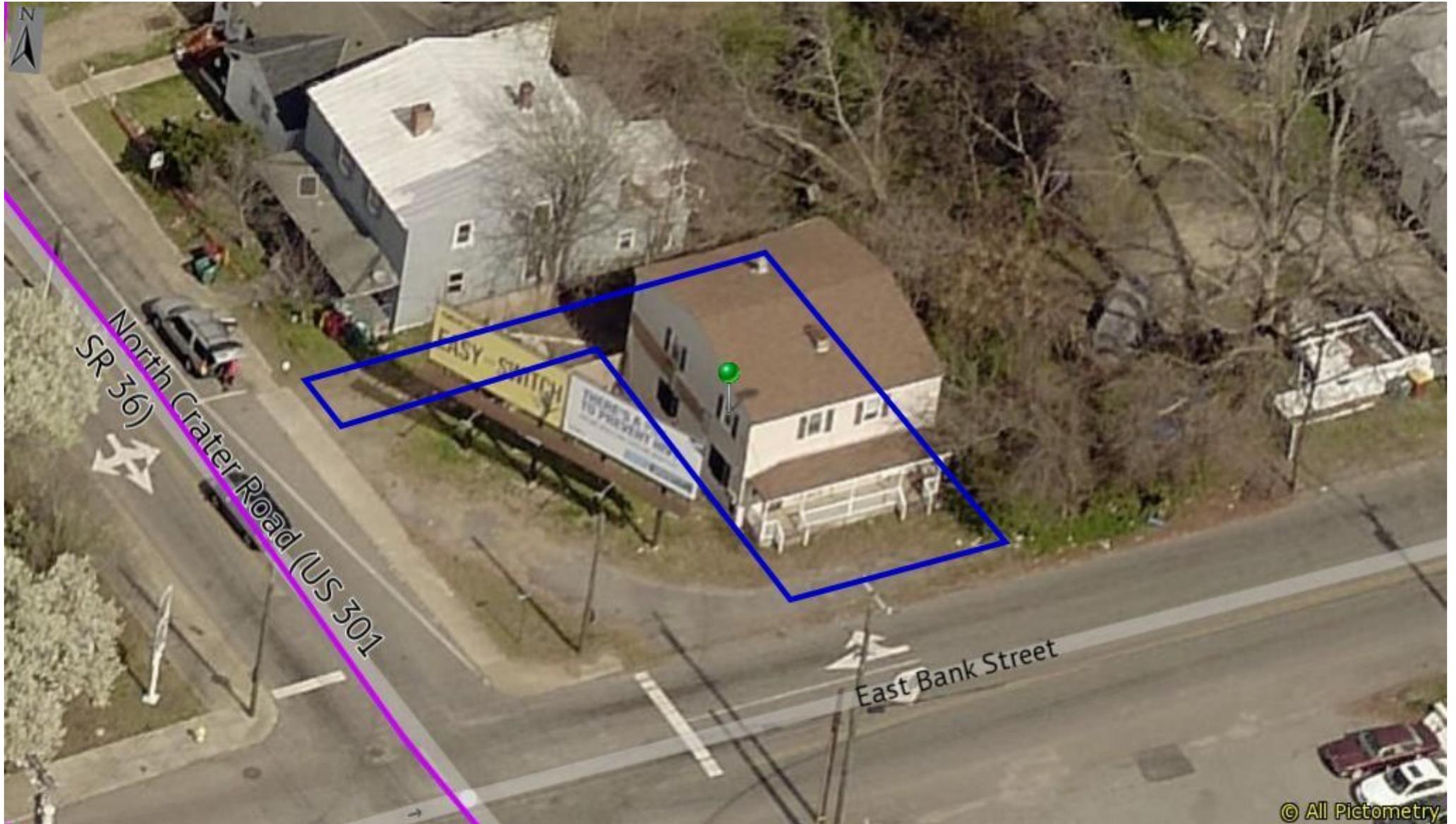
This property contains acres of land mainly classified as CIP with a(n) 2STORY style building, built about N/A , having VINYL/ALUM exterior and METAL roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



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703 Bank St E





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Cynthia Boone

RE: **Request for the City Council to hold a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 1119 High St W and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.**

PURPOSE: Request for the City Council to hold a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 1119 High St W and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.

REASON: To schedule a public hearing and consider an Ordinance that authorizes the City Manager to execute a purchase agreement towards the sale of the City-owned property located at 1119 High St W.

RECOMMENDATION: The Department of Economic Development is recommending the approval of the proposal based on compliance with the Guidelines for the Disposition of City Real Estate Property, Zoning, and the Comprehensive Land Use Plan

BACKGROUND:

The Department of Economic Development received a request from the Petersburg Revival, LLC to purchase city owned property located at 1119 West High St which is currently a vacant lot. They are requesting to add this property to their adjacent property located at 1117 West High St and maintain it. In doing so, it will provide them additional acreage and access to the rear of 1117 West High St. The proposed purchase price for the parcel is \$3300 which is 50% of the assessed value, \$6600. To support the proposal, Petersburg Revival, LLC has provided a financial statement to support they have the funding to purchase the property at the proposed purchase price of \$3300. On April 9, 2021, they provided the earnest deposit in the amount of \$330 along with the signed purchase agreement.

Parcel ID	Address	Zoning	Assessed Value
024-080016	1119 High ST W	R3	\$6600

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: NA

REVENUE TO CITY: \$3300

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. High St W Council Packet
2. 1119 West High St. Ordinance

REAL ESTATE PURCHASE AGREEMENT

Assessed Value: \$6600

Consideration: \$3300

Tax Map No.: 024-080016 1119 West High St

This Real Estate Purchase Agreement (the "Agreement") is dated May 18, 2021, between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to as "Seller" and party of the first part, Petersburg Revival, LLC, hereinafter referred to as "Purchaser", and party of the second part, and Pender & Coward (the "Escrow Agent") and recites and provides the following:

RECITALS:

The Seller owns certain parcel(s) of property and all improvements thereon and appurtenances thereto located in Petersburg, Virginia, commonly known as: 1119 West High Street; Tax Map Number 024-080016 (Property).

Purchaser desires to purchase the Property and Seller agrees to sell the Property subject to the following terms and provisions of this Agreement:

1. **Sale and Purchase:** Subject to the terms and conditions hereof, Seller shall sell and Purchaser shall purchase, the Property. The last date upon which this Agreement is executed shall be hereinafter referred to as the "Effective Date".
2. **Purchase Price:** The purchase price for the Property is three thousand and three hundred dollars (\$3,300) (the "Purchase Price"). The Purchase Price shall be payable all in cash by wired transfer or immediately available funds at Closing.
3. **Deposit:** Purchaser shall pay ten percent (10%) of the Purchase Price, three hundred thirty dollars (\$330.00), (the "Deposit") within fifteen (15) business days of the Effective Date to the Escrow Agent which shall be held and disbursed pursuant to the terms of this Agreement.
4. **Closing:** Closing shall take place on or before ninety (90) business days after the completion of the Due Diligence Period described in Section 5. Purchaser may close on the Property prior to completion of the Due Diligence Period with reasonable advance notice to Seller. At Closing, Seller shall convey to Purchaser, by Deed Without Warranty, good and marketable title to the Property in fee simple, subject to any and all easements, covenants, and restrictions of record and affecting the Property and current taxes.

In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier.

5. **Due Diligence Period:** Not to exceed one hundred twenty (120) calendar days after the Effective Date. The Purchaser and its representatives, agents, employees, surveyors, engineers, contractors and subcontractors shall have the reasonable right of access to the Property for the purpose of inspecting the Property, making engineering, boundary, topographical and drainage surveys, conducting soil test, planning repairs and improvements, and making such other tests, studies, inquires and investigations of the Property as the Purchaser may deem necessary. The Purchaser agrees that each survey, report, study, and test report shall be prepared for the benefit of, and shall be certified to, the Purchaser and Seller (and to such other parties as the Purchaser may require). A duplicate original of each survey, report, study, test report shall be delivered to Seller's counsel at the notice address specified in Section 15 hereof within ten (10) days following Purchaser's receipt thereof.

Purchaser shall be responsible for paying all closing costs associated with this purchase including but not limited to the real estate commission, Seller's attorney fees, applicable Grantor's tax and the cost associated with the preparation of the deed and other Seller's documents required hereunder. All closing costs shall be paid by the Purchaser.

- a. At or before the extinguishing of the Due Diligence Period, the Purchaser shall draft a Development Agreement in conformance with the proposal presented to City Council on _____. Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on _____. Approval and execution of the Development Agreement shall not be unreasonably withheld by either party, and execution of the Development Agreement by all parties shall be a condition precedent to closing on the property. The Development Agreement shall be recorded by reference in the deed of conveyance to the Property which shall include reverter to the City in the event that the Developer fails to comply with the terms of the Development Agreement.
- b. During the Due Diligence Period, the Purchaser and any of their paid or voluntary associates and/or contractors must agree to sign a 'Hold Harmless Agreement' prior to entering vacant property located at [1119 West High Street; Tax Map Number 024-080016 (Property)]. This agreement stipulates that to the fullest extent permitted by law, to defend (including attorney's fees), pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees, volunteers, and others working on behalf of the City against any and all claims, demands, suits or loss, including all costs

connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers, or others working on behalf of the City, by any reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof which arise out of or is in any way connected or associated with entering the vacant property located at 1119 West High Street; Tax Map Number 024-080016 (Property).

6. Termination Prior to Conclusion of Due Diligence Phase:

- a. If Purchaser determines that the project is not feasible during the Due Diligence Period, then, after written notice by Purchaser delivered to Seller, nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent and the Purchaser waives any rights or remedies it may have at law or in equity.
- b. If during the Due Diligence phase Seller determines that Purchaser does not possess sufficient resources to complete the Development Agreement, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent.
- c. If the parties are unable to agree on the terms of the Development Agreement as required by paragraph 5(a) of this Agreement after good faith efforts by the parties, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent. If either party fails to exercise good faith in the efforts to reach a Development Agreement, then the other party shall be entitled to one hundred percent (100%) of the Deposit.

7. Seller's Representations and Warranties: Seller represents and warrants as follows:

- a. To the best of Seller's knowledge, there is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Seller relating to the Property or against the Property. Seller is not subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator which results in a material adverse effect on the Property or the operation thereof.
- b. To the best of Seller's knowledge, there are no pending or threatened (in writing) condemnation or eminent domain proceedings which affect any of the Property.
- c. To the best of Seller's knowledge, neither the execution nor delivery of the Agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Property to Purchaser, will conflict with or cause a breach of any of the terms and conditions of, or constitute a default under, any agreement, license, permit or other instrument or obligation by which Seller or the Property is bound.
- d. Seller has full power, authorization and approval to enter into this Agreement and to carry out its obligations hereunder. The party executing this Agreement on behalf of Seller is fully authorized to do so, and no additional signatures are required.

- e. The Property has municipal water and sewer lines and has gas and electric lines at the line. Seller makes no representation as to whether the capacities of such utilities are sufficient for Purchaser's intended use of Property.
- f. Seller has not received any written notice of default under, and to the best of Seller's knowledge, Seller and Property are not in default or in violation under, any restrictive covenant, easement or other condition of record applicable to, or benefiting, the Property.
- g. Seller currently possesses and shall maintain until Closing general liability insurance coverage on the Property which policy shall cover full or partial loss of the Property for any reason in an amount equal to or exceeding the Purchase Price.

As used in this Agreement, the phrase "to the best of Seller's knowledge, or words of similar import, shall mean the actual, conscious knowledge (and not constructive or imputed knowledge) without any duty to undertake any independent investigation whatsoever. Seller shall certify in writing at the Closing that all such representations and warranties are true and correct as of the Closing Date, subject to any changes in facts or circumstances known to Seller.

8. Purchaser's Representations and Warranties:

- a. There is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Purchaser, nor is Purchaser subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator, that would affect Purchaser's ability and capacity to enter into this Agreement and transaction contemplated hereby.
- b. Purchaser has full power, authorization and approval to enter into this Agreement and to carry out its obligation hereunder. The party executing this Agreement on behalf of Purchaser is fully authorized to do so, and no other signatures are required.

9. Condition of the Property: Purchaser acknowledges that, except as otherwise set forth herein, the Property is being sold "AS IS, WHERE IS AND WITH ALL FAULTS", and Purchaser has inspected the Property and determined whether or not the Property is suitable for Purchaser's use. Seller makes no warranties or representations regarding the condition of the Property, including without limitation, the improvements constituting a portion of the Property or the systems therein.

10. Insurance and Indemnification: Purchaser shall indemnify Seller from any loss, damage or expense (including reasonable attorney's fees and costs) resulting from Purchaser's use of, entry upon, or inspection of the Property during the Due Diligence Period. This indemnity shall survive any termination of this Agreement. Notwithstanding any other provision of this Agreement, Purchaser's entry upon the subject property and exercise of due diligence is performed at Purchaser's sole risk. Purchaser assumes the risk and shall be solely responsible for any injuries

to Purchaser, its employees, agents, assigns and third parties who may be injured or suffer damages arising from Purchaser's entry upon the property and the exercise of Purchaser's due diligence pursuant to this Agreement.

11. **Escrow Agent:** Escrow Agent shall hold and disburse the Deposit in accordance with the terms and provisions of this Agreement. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent may, in its sole discretion, continue to hold the monies that are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto. In the event of any suit where Escrow Agent interpleads the Deposit, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and cost incurred, said fees and cost to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for mis-delivery to Purchaser or Seller of the Deposits, unless such mis-delivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent. The Escrow Agent shall not be liable or responsible for loss of the Deposits (or any part thereof) or delay in disbursement of the Deposits (or any part thereof) occasioned by the insolvency of any financial institution unto which the Deposits is placed by the Escrow Agent or the assumption of management, control, or operation of such financial institution by any government entity.
12. **Risk of Loss:** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause is assumed by Seller until Closing. In the event of a loss or damage to the Property or any portion thereof before Closing, Purchaser shall have the option of either (a) terminating this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall then be deemed null and void and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party, or (b) affirming this Agreement, in which event Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and pay over to Purchaser any sums received as a result of such loss or damage. Seller agrees to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the Effective Date and Closing. Purchaser and its representatives shall have the right to make an inspection at any reasonable time during the Due Diligence Period or prior to Closing.
13. **Condemnation:** If, prior to Closing, all of any part of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the right to (1) complete the purchase, in which event all condemnation proceeds or claims thereof shall be assigned to Purchaser, or (2) terminate this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall be terminated, and this Agreement shall be deemed null and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.
14. **Notices:** All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person or sent by Federal Express or other comparable overnight courier, or certified mail, postage prepaid, return receipt requested, to the respective hereto as follows:

SELLER:

The City of Petersburg
Kenneth Miller
Interim City Manager
135 North Union Street
Petersburg, VA 23803

Anthony C. Williams, City Attorney
City of Petersburg, Virginia
135 N. Union Street
Petersburg, VA 23803

PURCAHSER:

Petersburg Revival LLC
3816 W. Old Gun Rd.
Midlothian, VA 23113
William G. Fitzhugh,
Member

COPY TO:

Notices shall be deemed to have been given when (a) delivered in person, upon receipt thereof by the person to whom notice is given, (b) as indicated on applicable delivery receipt, if sent by Federal Express or other comparable overnight courier, two (2) days after deposit with such courier, courier fee prepaid, with receipt showing the correct name and address of the person to whom notice is to be given, and (c) as indicated on applicable delivery receipt if sent via certified mail or similar service.

15. **Modification:** The terms of this Agreement may not be amended, waived or terminated orally, but only by an instrument in writing signed by the Seller and Purchaser.
16. **Assignment; Successors:** This Agreement may not be transferred or assigned without the prior written consent of both parties. In the event such transfer or assignment is consented to, this Agreement shall inure to the benefit of and bind the parties hereto and their respective successors and assigns.
17. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.
18. **Survival:** All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.
19. **Captions and Counterparts:** The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement.
20. **Governing Law; Venue:** This Agreement and all documents and instruments referred to herein shall be governed by, and shall be construed according to, the laws of the Commonwealth of Virginia. Any dispute arising out of performance or non-performance of any term of this Agreement shall be brought in the Circuit Court for the City of Petersburg, Virginia.
21. **Entire Agreement:** This Agreement contains the entire agreement between Seller and Purchaser, and there are no other terms, conditions, promises, undertakings, statements or representations, expressed or implied, concerning the sale contemplated by this Agreement. Any and all prior or subsequent agreements regarding the matters recited herein are hereby declared to be null and void unless reduced to a written addendum to this Agreement signed by all parties in accordance with Section 16.
22. **Copy or Facsimile:** Purchaser and Seller agree that a copy or facsimile transmission of any original document shall have the same effect as an original.

23. **Days:** Any reference herein to "day" or "days" shall refer to calendar days unless otherwise specified. If the date of Closing or the date for delivery of a notice or performance of some other obligation of a party falls on a Saturday, Sunday or legal holiday in the Commonwealth of Virginia, then the date for Closing or such notice of performance shall be postponed until the next business day.
24. **Title Protection:** Deed to this property is conveyed without warranty. During the due diligence period, purchaser may research title issues associated with the property and may purchase title insurance at his own expense or terminate the agreement in accordance with the provisions of this contract in the event that issues regarding title are discovered.
25. **Development Agreement:** A Development agreement detailing the development scope, budget, funding, schedule and any other agreed upon performance requirements of the Developer will be executed prior to the transfer of the deed for the property.
26. **Reversion Provision:** The deed of conveyance to this property shall contain a provision that this property will revert back to the City if performance requirements are not met by the Developer within the time period specified in the Development Agreement upon Notice of Breach to Developer and failure to timely cure.
27. **Compliance with Zoning, land use and Development requirements:** Execution of this document shall not be construed to affect in any way the obligation of the purchaser to comply with all legal requirements pertaining to zoning, land use, and other applicable laws.

28. IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and years first written.

PURCHASER: Petersburg Revival, LLC
By: William G. Fitzhugh 
Title: Member
Date: 4-9-21

SELLER:

The City of Petersburg, Virginia

By: _____, Kenneth Miller

Title: Interim City Manager

Date: _____

ESCROW AGENT:

By: _____,

Title: _____

Date: _____

Approved as to form:

Date: _____

By: _____, Anthony Williams

Title: City Attorney

**PETERSBURG REVIVAL LLC
3816 OLD GUN RD W
MIDLOTHIAN, VA 23113
(804) 320-1483**

April 8, 2021

Department of Economic Development
City of Petersburg, Virginia
135 North Union Street
Petersburg, Virginia 23803

1119 W High St

Dear Sir or Madam:

The boundary between 1115 and 1117 W. High Street (which we own) is approximately one foot. The purchase of 1119 W. High Street allows access to the back of 1115 and 1117. Removing the litter currently on this property and keeping it maintained will improve the outlook for the property and the neighborhood.

I accept the sales price of \$3300.

Sincerely,



William G. Fitzhugh
Member
wmfitzhugh@gmail.com

Proposal to Purchase City-Owned Property



Purchaser	
Project Name	1119 High Street W
Property Address	1119 High Street W
Parcel Number	024-080016
Year Constructed	NA
Project Developer	Petersburg Revival LLC
Contact Name	Bill Fitzhugh
Address	3816 W Old Gun Rd Midlothian VA 23113
Email	wmfitzhugh@gmail.com
Experience/Qualifications	NA
Development Description	The property we own at 1117 West High St has only 1ft of easement. 119 High Street would allow access to the back of 1117.
Offered Purchase Price	\$3,300
Construction Costs	NA
Total Investment	\$ 3,300.00
Description of Financing (%)	Self Finance and Donations
Community Benefit	improvement to the neighborhood
Due Diligence Period (months)	0
Construction Start Date	Jan-00
Completion Date	Jan-00
Number of Projected Jobs	Temp/Const. Jobs NA Permanent Jobs NA
Average Wage	NA
Contingencies	

City Assessment

Outstanding Obligations	lot	Yes	No
Proposed Land Use	lot		
Comp Plan Land Use	Vacant Lot	Conformance Y	
Zoning	R-3	Conformance Y	
Enterprise Zone	NA		
Rehab/Abatement			
New Construction			
Historic District			
Assessed Value	\$ 6,600.00	Appraised Value	\$ -
Date			

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
Projected Tax Revenue				
Real Estate Tax	\$ -	\$ 89.10	\$ 445.50	\$ 1,113.75
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 89.10	\$ 445.50	\$ 1,113.75
Total Tax Revenue		\$ 89.10	\$ 445.50	\$ 1,113.75
Waivers & Other Costs to the City		\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ 89.10	\$ 445.50	\$ 1,113.75

Staff Recommendation	
Last Use Public	Comm. Review Date
Council Decision	Council Review Date
Disposition Ord #	Ord Date

Petersburg, Virginia

Parcel: 024080016

Summary			
Owner Name	CITY OF PETERSBURG	National Historic District:	Battersea/West High Street
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	1119 HIGH ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.107	City Ward:	6
Legal Description:	Pridesfield Lot 19 42.5X110	Polling Place:	Westview School
Subdivision:	C & W	Primary Service Area:	
Assessment Neighborhood Name:	C & W	Census Tract:	8103
Local Historic District:	Battersea/West High Street	Elementary School:	Pleasants Lane
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements			
Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History			
Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/21/2003	\$100	2003-3698

Assessments					
Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600

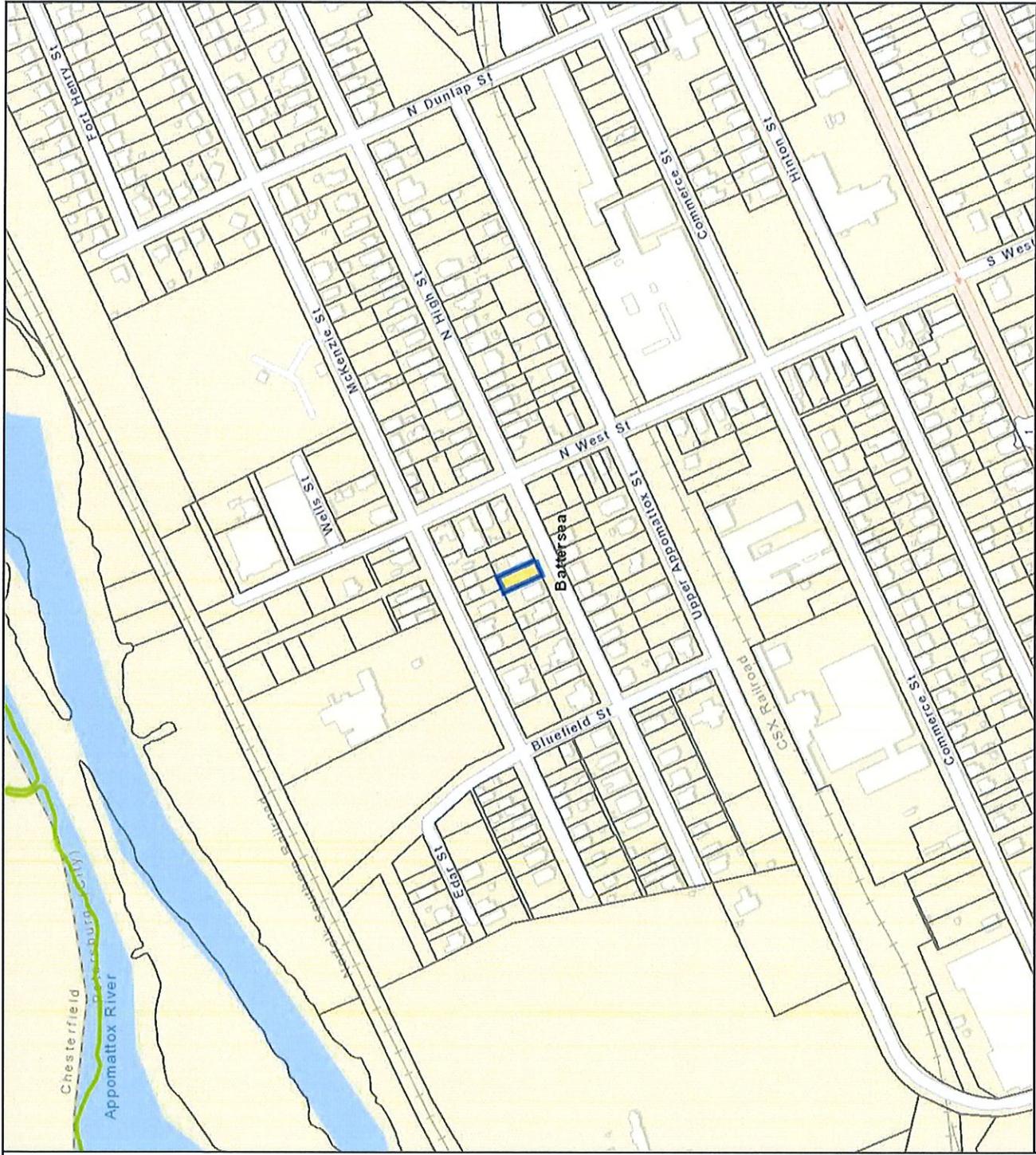
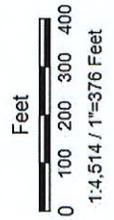
Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 024080016

Date: 4/8/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

1119 High St W



ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of City-owned property at 1119 High St W, and

WHEREAS, the City of Petersburg has received a proposal from Petersburg Revival, LLC to purchase the City-owned property at 1119 High Street W to add to their property located at 1117 West High St; and

WHEREAS, the potential benefits to the City include increased tax base,

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned property.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with Petersburg Revival, LLC toward the Sale and development of City-owned property at 1119 High St W.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Cynthia Boone

RE: **Request for the City Council to hold a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 105, 109, 113, 115 Burch St N and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.**

PURPOSE:

Request for the City Council to hold a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 105, 109, 113, 115 Burch St N and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property

REASON:

To schedule a public hearing May 18, 2021 regarding a Proposal to purchase City-owned property located at 105, 109, 113, 115 Burch St N and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property

RECOMMENDATION: The Department of Economic Development is recommending the approval of the proposal based on compliance with the Guidelines for the Disposition of City Real Estate Property, Zoning, and the Comprehensive Land Use Plan

BACKGROUND:

The Department of Economic Development received a proposal from Little Creek Kung Fu Wudang Daoist Temple of Virginia, Inc to purchase City Owned Property Located at 105, 109, 113 and 115 Burch St. Since November 2019, Little Creek Kung Fu has been in operation at 15 N Sycamore St and wish to have the Daoist Temple as an extension of this business.

The proposed used is the development of Daoist Temple that will consist of an outdoor, open air training,

community and natural space that would be available for the community to use and to study and practice Daoism. They will construct raise garden beds, mediation walkway, add picnic benches, tables and seating.

The proposed purchase price for the property is \$13,200. On April 15, 2021 they provided staff with their earnest deposit in the amount of \$1320 along with their signed purchase agreement

Property Information

Parcel ID	Address	Zoning
120-80012	105 N Burch St	R3
120-80014	109 N Burch St	R3
120-80015	113 N Burch St	R3
120-80016	115 N Burch St	R3

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: NA

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Burch St Ordinance
2. Council Packet Final

ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of City-owned property at 105, 109, 113, 115 Burch St N, and

WHEREAS, the City of Petersburg has received a proposal from Little Creek Kung Fu Wudang Daoist Temple of Virginia, Inc, to purchase the City-owned property at 105, 109, 113, 115 Burch St N; and

WHEREAS, the potential benefits to the City include increased tax base,

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned property.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with Little Creek Kung Fu Wudang Daoist Temple of Virginia, Inc, to purchase the City-owned property at 105, 109, 113, 115 Burch St N

City of Petersburg

Property Disposition Summary

Executive Summary

The Department of Economic Development received a proposal from Little Creek Kung Fu Wudang Daoist Temple of Virginia, Inc to purchase City Owned Property Located at 105, 109, 113 and 115 Burch St. Since November 2019, Little Creek Kung Fu has been in operation at 15 N Sycamore St and wish to have the Daoist Temple as an extension of this business.

The proposed used is the development of Daoist Temple that will consist of an outdoor, open air training, community and natural space that would be available for the community to use and to study and practice Daoism. They will construct raise garden beds, mediation walkway, add picnic benches, tables and seating.

The proposed purchase price for the property is \$13,200. On April 15, 2021 they provided staff with their earnest deposit in the amount of \$1320 along with their signed purchase agreement.

BUYER	<i>Little Creek Kung Fu</i>
ADDRESS	<i>105, 109, 113 and 115 N Burch St</i>
COMP PLAN LAND USE	<i>Residential (R-3)</i>
PARCEL #	<i>Various</i>
WARD	<i>1</i>
COUNCIL MEMBER	<i>Mayor Parham</i>
ASSESS VALUE	<i>\$26400</i>
PROPOSED PURCHASE PRICE	<i>\$13200</i>
INVESTMENT	<i>NA</i>
PROPOSED USE	<i>Daoist Temple</i>
PROOF OF FINANCING	<i>Finance Statement Attached</i>
SITE PLANS	<i>Attached</i>
BUSINESS PLAN	<i>Attached</i>
OED RECOMMENDATION	<i>Recommend Disposition</i>

36 Month Land Improvement Plan
Little Creek Kung Fu Wudang Daoist Temple of Virginia, Inc.

105, 109, 113, & 115 N. Burch St.
Petersburg, Va. 23803

1-12 Months:

1 - Clean Land: Soliciting Volunteers, Donated Labor and Supplies

- Soliciting \$100 donation for project specific purchases
- **Remove trash, end the habitual dumping and squatting on the property**
- **Remove excess shrubbery, clear walking path**
- **Keep native hardwoods, trees, and shrubbery along the roadside and borders of property**

2 - Erecting Devotional Area: Funded by General Donations

- Soliciting \$250 donation for project specific purchases
- **Signage, labeling ownership, address, and usage with clearly marked entry point**
- **Open a clearing for devotional sites and a gathering place for post-covid events**
- **Keep land clean and deter squatting and dumping on property**

3 - Community Gardens: Funded by General Donations and Facebook Fundraising

- Soliciting \$500 donation for project specific purchases with additional \$500 Social Media Fundraising Campaign
- **Construct raised garden beds**
- **Bring water and soil to the grow sites**
- **Keep land clean and deter squatting and dumping on property**

4 - Meditation Walk: Soliciting Volunteers, Donated Labor and Supplies

- Soliciting \$50 for project specific purchases
- **Widen dedicated meditation walk for further access to gardens as well as smoothing the terrain where pedestrian visitors use trail**

12 - 24 Months:

Main Objective – Meditation Gazebo and Picnic Area: General Donations and Facebook Fundraising

- Soliciting \$500 donation for project specific purchases with additional \$500 Social Media Fundraising Campaign
- **Level ground, add picnic benches, tables, and seating**
- **Keep land clean and deter squatting and dumping on property**

Secondary Objective – Continue to improve on previous projects: Donated Labor and Supplies

- Soliciting \$100 for project specific purchases
- **Improving design and structure of entrance, trail, and gardens**

24 – 36 Months:

Improve Accessibility for Community Use: General Donations, Volunteered Labor, and Donated Supplies

- Soliciting \$100 for project specific purchases
- **Improving design and structure of Gazebo and Picnic Area**
- **Increasing accessibility of Meditation Walk**
- **Keep land clean and deter squatting and dumping on the property**

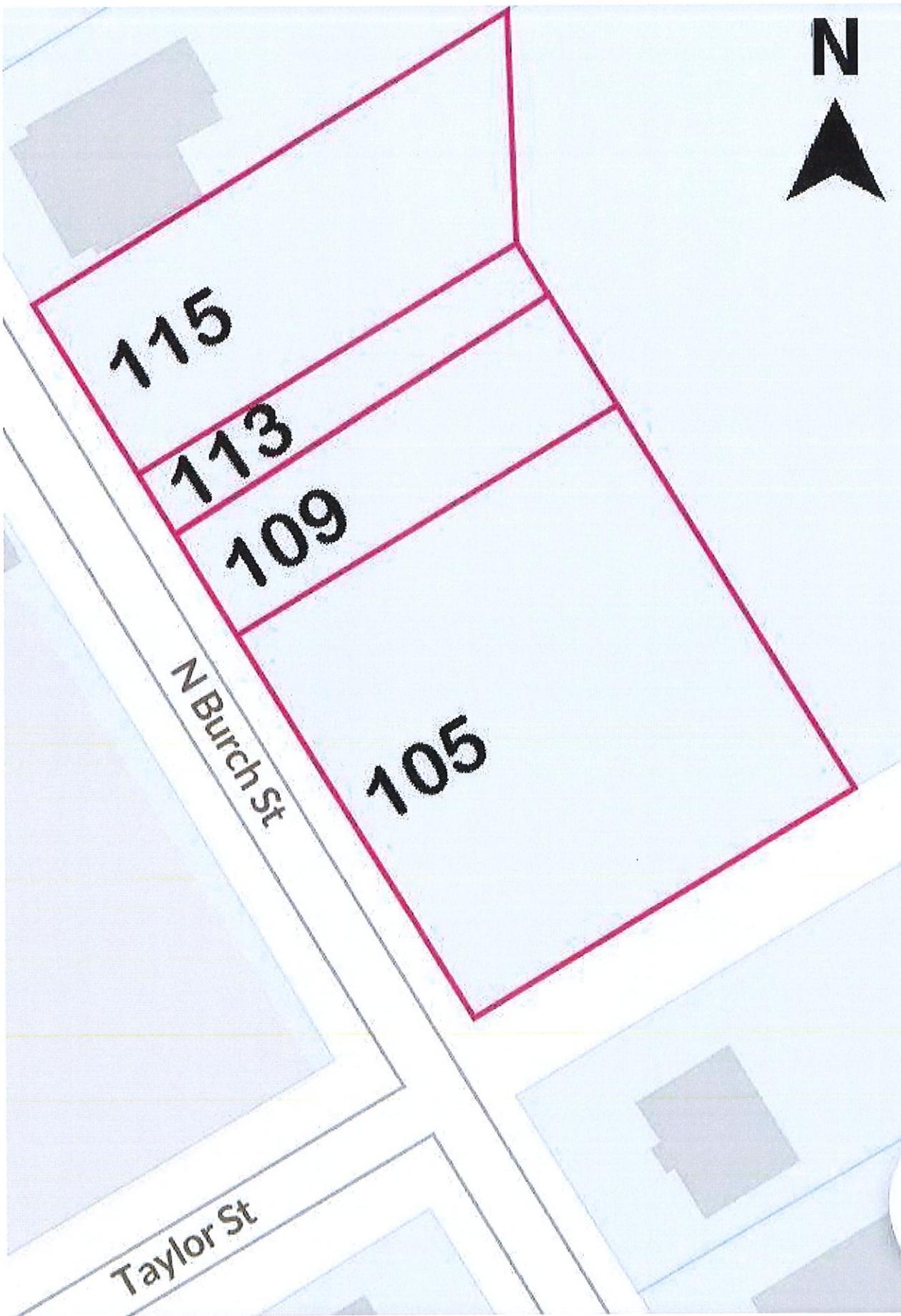
Narrative:

We are a Daoist Temple funded predominately by small donations. Despite the global Covid-19 Pandemic, our community continues to grow and support us. The majority of funding for this project will come from the general donations from our congregation to our Temple. Labor will mostly be volunteer except where paid or skilled labor is required. When extra funding is needed for specific projects, online donation solicitation through social media has proven highly successful and will supplement financial requirements as necessary. This has become increasingly significant as the Global Health Crisis has many people staying indoors and preferring to donate online rather than in person.

We currently have sufficient membership and funding to purchase the land and begin the land improvement projects and we continue to collect donations and therefore our financial capacity for this project continues to grow. We are collectively enthusiastic and anxious to start cleaning the property and improving another corner of our beautiful city.

Our main focus for this location will be keeping the area available for public use, that means that our community gardens will truly be for the community and our meditation walks will be open for everyone. We hope to encourage general, local, community use of the land, picnic area, and walking trail and we wish to end the use of this space as a dumping site for garbage and squatters.

We do not plan to use this land for exclusive, private use. The design and layout will be welcoming and open to the citizens of this city and we hope to use it as a place from which we can grow our community, continue our community service programs, and ultimately contribute back more than we take.



115

113

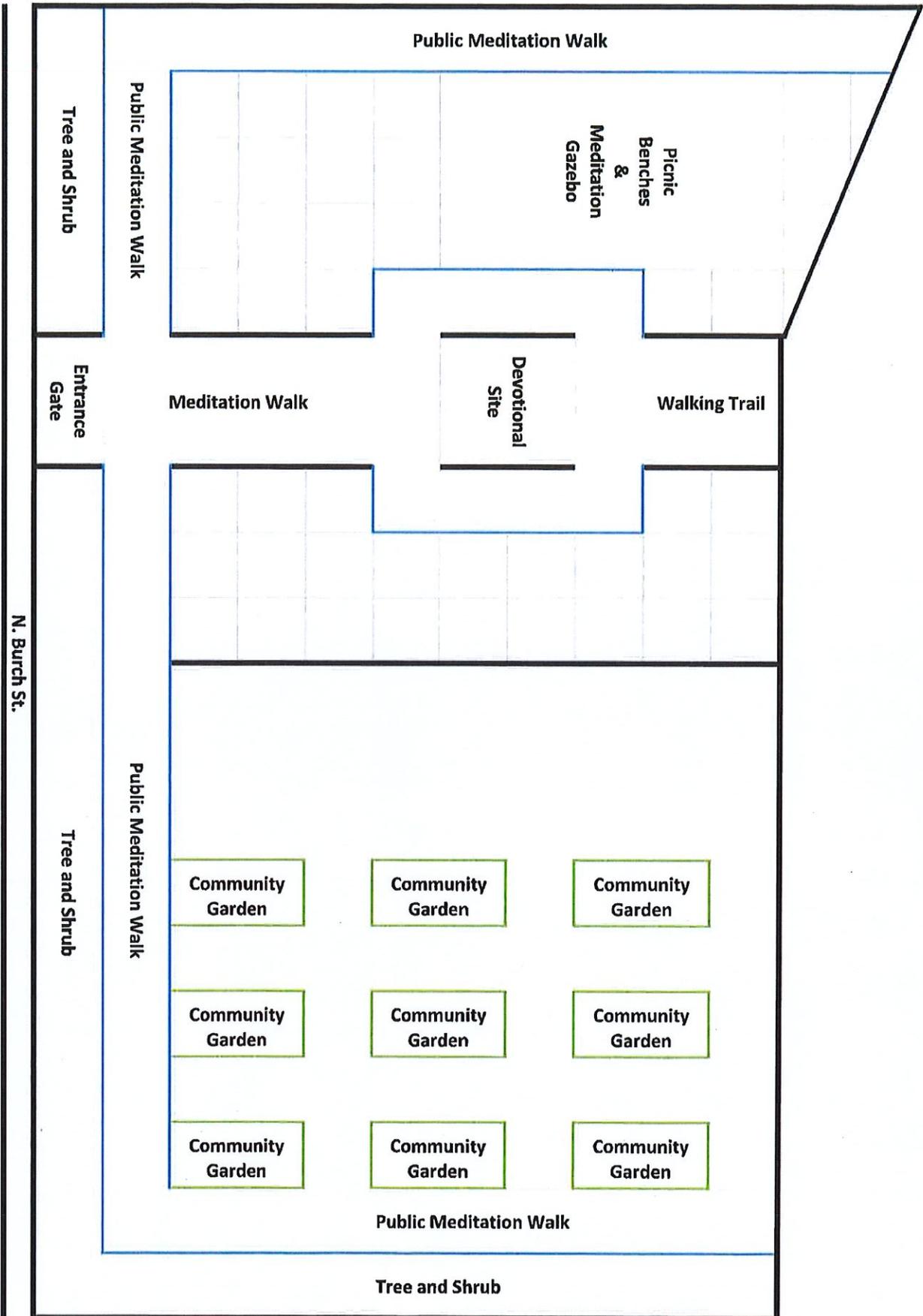
109

105

N Burch St

Taylor St





REAL ESTATE PURCHASE AGREEMENT

Assessed Value: \$26400

Consideration: \$13200

Tax Map No.: 012-080012- 105 N Burch St

012-080014- 109 N Burch St

012-080015- 113 N Burch St

012-080016-115 N Burch St

This Real Estate Purchase Agreement (the "Agreement") is dated May 18, 2021, between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, Little Creek Kung Fu, Wudang Daoist Temple of Virginia, hereinafter referred to as "Purchaser", and party of the second part, and Pender & Coward (the "Escrow Agent") and recites and provides the following:

RECITALS:

The Seller owns certain parcel(s) of property and all improvements thereon and appurtenances thereto located in Petersburg, Virginia, commonly known as: 105, 109, 113 and 115 N Burch St BLANK ST, Tax Map Number: 012-080012, 012-080014, 012-080015, 012-080016 (Property).

Purchaser desires to purchase the Property and Seller agrees to sell the Property subject to the following terms and provisions of this Agreement:

1. **Sale and Purchase:** Subject to the terms and conditions hereof, Seller shall sell and Purchaser shall purchase, the Property. The last date upon which this Agreement is executed shall be hereinafter referred to as the "Effective Date".
2. **Purchase Price:** The purchase price for the Property is thirteen thousand and two hundred dollars (\$13,200) (the "Purchase Price"). The Purchase Price shall be payable all in cash by wired transfer or immediately available funds at Closing.
3. **Deposit:** Purchaser shall pay ten percent (10%) of the Purchase Price, one thousand three hundred and twenty dollars (\$1320), (the "Deposit") within fifteen (15) business days of the Effective Date to the Escrow Agent which shall be held and disbursed pursuant to the terms of this Agreement.

4. **Closing:** Closing shall take place on or before ninety (90) business days after the completion of the Due Diligence Period described in Section 5. Purchaser may close on the Property prior to completion of the Due Diligence Period with reasonable advance notice to Seller. At Closing, Seller shall convey to Purchaser, by Deed Without Warranty, good and marketable title to the Property in fee simple, subject to any and all easements, covenants, and restrictions of record and affecting the Property and current taxes.

In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier.

5. **Due Diligence Period:** Not to exceed one hundred twenty (120) calendar days after the Effective Date. The Purchaser and its representatives, agents, employees, surveyors, engineers, contractors and subcontractors shall have the reasonable right of access to the Property for the purpose of inspecting the Property, making engineering, boundary, topographical and drainage surveys, conducting soil test, planning repairs and improvements, and making such other tests, studies, inquires and investigations of the Property as the Purchaser may deem necessary. The Purchaser agrees that each survey, report, study, and test report shall be prepared for the benefit of, and shall be certified to, the Purchaser and Seller (and to such other parties as the Purchaser may require). A duplicate original of each survey, report, study, test report shall be delivered to Seller's counsel at the notice address specified in Section 15 hereof within ten (10) days following Purchaser's receipt thereof.

Purchaser shall be responsible for paying all closing costs associated with this purchase including but not limited to the real estate commission, Seller's attorney fees, applicable Grantor's tax and the cost associated with the preparation of the deed and other Seller's documents required hereunder. All closing costs shall be paid by the Purchaser.

- a. At or before the extinguishing of the Due Diligence Period, the Purchaser shall draft a Development Agreement in conformance with the proposal presented to City Council on _____. Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on _____. Approval and execution of the Development Agreement shall not be unreasonably withheld by either party, and execution of the Development Agreement by all parties shall be a condition precedent to closing on the property. The Development Agreement shall be recorded by reference in the deed of conveyance to the Property which shall include reverter to the City in the event that the Developer fails to comply with the terms of the Development Agreement.

- b. During the Due Diligence Period, the Purchaser and any of their paid or voluntary associates and/or contractors must agree to sign a 'Hold Harmless Agreement' prior to entering vacant property located at 105, 109, 113 and 115 N Burch St BLANK ST, Tax Map Number: 012-080012, 012-080014, 012-080015, 012-080016. This agreement stipulates that to the fullest extent permitted by law, to defend (including attorney's fees), pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees, volunteers, and others working on behalf of the City against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers, or others working on behalf of the City, by any reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof which arise out of or is in any way connected or associated with entering the vacant property located at : 105, 109, 113 and 115 N Burch St BLANK ST, Tax Map Number: 012-080012, 012-080014, 012-080015, 012-080016

6. Termination Prior to Conclusion of Due Diligence Phase:

- a. If Purchaser determines that the project is not feasible during the Due Diligence Period, then, after written notice by Purchaser delivered to Seller, nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent and the Purchaser waives any rights or remedies it may have at law or in equity.
- b. If during the Due Diligence phase Seller determines that Purchaser does not possess sufficient resources to complete the Development Agreement, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent.
- c. If the parties are unable to agree on the terms of the Development Agreement as required by paragraph 5(a) of this Agreement after good faith efforts by the parties, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent. If either party fails to exercise good faith in the efforts to reach a Development Agreement, then the other party shall be entitled to one hundred percent (100%) of the Deposit.

7. Seller's Representations and Warranties: Seller represents and warrants as follows:

- a. To the best of Seller's knowledge, there is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Seller relating to the Property or against the Property. Seller is not subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator which results in a material adverse effect on the Property or the operation thereof.

- b. To the best of Seller's knowledge, there are no pending or threatened (in writing) condemnation or eminent domain proceedings which affect any of the Property.
- c. To the best of Seller's knowledge, neither the execution nor delivery of the Agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Property to Purchaser, will conflict with or cause a breach of any of the terms and conditions of, or constitute a default under, any agreement, license, permit or other instrument or obligation by which Seller or the Property is bound.
- d. Seller has full power, authorization and approval to enter into this Agreement and to carry out its obligations hereunder. The party executing this Agreement on behalf of Seller is fully authorized to do so, and no additional signatures are required.
- e. The Property has municipal water and sewer lines and has gas and electric lines at the line. Seller makes no representation as to whether the capacities of such utilities are sufficient for Purchaser's intended use of Property.
- f. Seller has not received any written notice of default under, and to the best of Seller's knowledge, Seller and Property are not in default or in violation under, any restrictive covenant, easement or other condition of record applicable to, or benefiting, the Property.
- g. Seller currently possesses and shall maintain until Closing general liability insurance coverage on the Property which policy shall cover full or partial loss of the Property for any reason in an amount equal to or exceeding the Purchase Price.

As used in this Agreement, the phrase "to the best of Seller's knowledge, or words of similar import, shall mean the actual, conscious knowledge (and not constructive or imputed knowledge) without any duty to undertake any independent investigation whatsoever. Seller shall certify in writing at the Closing that all such representations and warranties are true and correct as of the Closing Date, subject to any changes in facts or circumstances known to Seller.

8. Purchaser's Representations and Warranties:

- a. There is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Purchaser, nor is Purchaser subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator, that would affect Purchaser's ability and capacity to enter into this Agreement and transaction contemplated hereby.
- b. Purchaser has full power, authorization and approval to enter into this Agreement and to carry out its obligation hereunder. The party executing this Agreement on behalf of Purchaser is fully authorized to do so, and no other signatures are required.

9. Condition of the Property: Purchaser acknowledges that, except as otherwise set forth herein, the Property is being sold "AS IS, WHERE IS AND WITH ALL FAULTS", and Purchaser has

inspected the Property and determined whether or not the Property is suitable for Purchaser's use. Seller makes no warranties or representations regarding the condition of the Property, including without limitation, the improvements constituting a portion of the Property or the systems therein.

10. **Insurance and Indemnification:** Purchaser shall indemnify Seller from any loss, damage or expense (including reasonable attorney's fees and costs) resulting from Purchaser's use of, entry upon, or inspection of the Property during the Due Diligence Period. This indemnity shall survive any termination of this Agreement. Notwithstanding any other provision of this Agreement, Purchaser's entry upon the subject property and exercise of due diligence is performed at Purchaser's sole risk. Purchaser assumes the risk and shall be solely responsible for any injuries to Purchaser, its employees, agents, assigns and third parties who may be injured or suffer damages arising from Purchaser's entry upon the property and the exercise of Purchaser's due diligence pursuant to this Agreement.
11. **Escrow Agent:** Escrow Agent shall hold and disburse the Deposit in accordance with the terms and provisions of this Agreement. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent may, in its sole discretion, continue to hold the monies that are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto. In the event of any suit where Escrow Agent interpleads the Deposit, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and cost incurred, said fees and cost to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for mis-delivery to Purchaser or Seller of the Deposits, unless such mis-delivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent. The Escrow Agent shall not be liable or responsible for loss of the Deposits (or any part thereof) or delay in disbursement of the Deposits (or any part thereof) occasioned by the insolvency of any financial institution unto which the Deposits is placed by the Escrow Agent or the assumption of management, control, or operation of such financial institution by any government entity.
12. **Risk of Loss:** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause is assumed by Seller until Closing. In the event of a loss or damage to the Property or any portion thereof before Closing, Purchaser shall have the option of either (a) terminating this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall then be deemed null and void and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party, or (b) affirming this Agreement, in which event Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and pay over to Purchaser any sums received as a result of such loss or damage. Seller agrees to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the Effective Date and Closing. Purchaser and its representatives shall have the right to make an inspection at any reasonable time during the Due Diligence Period or prior to Closing.

13. **Condemnation:** If, prior to Closing, all or any part of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the right to (1) complete the purchase, in which event all condemnation proceeds or claims thereof shall be assigned to Purchaser, or (2) terminate this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall be terminated, and this Agreement shall be deemed null and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.
14. **Notices:** All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person or sent by Federal Express or other comparable overnight courier, or certified mail, postage prepaid, return receipt requested, to the respective hereto as follows:

SELLER:

The City of Petersburg
Kenneth Miller
Interim City Manager
135 North Union Street
Petersburg, VA 23803

Anthony C. Williams, City Attorney
City of Petersburg, Virginia
135 N. Union Street
Petersburg, VA 23803

PURCHASER:

Little Creek Kung Fu
Wudang Daoist Temple of Va.
15 N. Sycamore St.
Petersburg, Va. 23803

COPY TO:

William A. Bechtold
202 E. Fillmore St.
Petersburg, Va. 23803

Notices shall be deemed to have been given when (a) delivered in person, upon receipt thereof by the person to whom notice is given, (b) as indicated on applicable delivery receipt, if sent by Federal Express or other comparable overnight courier, two (2) days after deposit with such courier, courier fee prepaid, with receipt showing the correct name and address of the person to whom notice is to be given, and (c) as indicated on applicable delivery receipt if sent via certified mail or similar service.

15. **Modification:** The terms of this Agreement may not be amended, waived or terminated orally, but only by an instrument in writing signed by the Seller and Purchaser.
16. **Assignment; Successors:** This Agreement may not be transferred or assigned without the prior written consent of both parties. In the event such transfer or assignment is consented to, this Agreement shall inure to the benefit of and bind the parties hereto and their respective successors and assigns.
17. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.
18. **Survival:** All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.
19. **Captions and Counterparts:** The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement.
20. **Governing Law; Venue:** This Agreement and all documents and instruments referred to herein shall be governed by, and shall be construed according to, the laws of the Commonwealth of

Virginia. Any dispute arising out of performance or non-performance of any term of this Agreement shall be brought in the Circuit Court for the City of Petersburg, Virginia.

21. **Entire Agreement:** This Agreement contains the entire agreement between Seller and Purchaser, and there are no other terms, conditions, promises, undertakings, statements or representations, expressed or implied, concerning the sale contemplated by this Agreement. Any and all prior or subsequent agreements regarding the matters recited herein are hereby declared to be null and void unless reduced to a written addendum to this Agreement signed by all parties in accordance with Section 16.
22. **Copy or Facsimile:** Purchaser and Seller agree that a copy or facsimile transmission of any original document shall have the same effect as an original.
23. **Days:** Any reference herein to “day” or “days” shall refer to calendar days unless otherwise specified. If the date of Closing or the date for delivery of a notice or performance of some other obligation of a party falls on a Saturday, Sunday or legal holiday in the Commonwealth of Virginia, then the date for Closing or such notice of performance shall be postponed until the next business day.
24. **Title Protection:** Deed to this property is conveyed without warranty. During the due diligence period, purchaser may research title issues associated with the property and may purchase title insurance at his own expense or terminate the agreement in accordance with the provisions of this contract in the event that issues regarding title are discovered.
25. **Development Agreement:** A Development agreement detailing the development scope, budget, funding, schedule and any other agreed upon performance requirements of the Developer will be executed prior to the transfer of the deed for the property.
26. **Reversion Provision:** The deed of conveyance to this property shall contain a provision that this property will revert back to the City if performance requirements are not met by the Developer within the time period specified in the Development Agreement upon Notice of Breach to Developer and failure to timely cure.
27. **Compliance with Zoning, land use and Development requirements:** Execution of this document shall not be construed to affect in any way the obligation of the purchaser to comply with all legal requirements pertaining to zoning, land use, and other applicable laws.

28. IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and years first written.

PURCHASER: Little Creek Kung Fu Wudang Taoist Temple of Va.

By: [Signature], William A. Bechtold

Title: Manager

Date: 4/15/2021

SELLER:

The City of Petersburg, Virginia

By: _____, Kenneth Miller

Title: Interim City Manager

Date: _____

ESCROW AGENT:

By: _____,

Title: _____

Date: _____

Approved as to form:

Date: _____

By: _____, Anthony Williams

Title: City Attorney

Proposal to Purchase City-Owned Property



Purchaser	
Project Name	Little Creek Kung Fu Wudang Daoist Temple of Virginia Petersburg
Property Address	105 N Burch St
Parcel Number	12080012
Year Constructed	NA
Project Developer	Little Creek Kung Fu Wudang Daoist Temple of Virginia
Contact Name	William A Bechtold
Address	302 E Filmore Street Petersburg, VA 23803
Phone	470-739-6117
Email	LCKVA@gmail.com
Experience/Qualifications	NA
Development Description	Daoist Temple, an outdoor, open air training, community, and natural space that would be available for community use as well as our study and practice of Daoism
Offered Purchase Price	\$5,450
Construction Costs	NA
Total Investment	\$ 5,450.00
Description of Financing (%)	Self Finance and Donations
Community Benefit	Cleanedup land,less dumping and squatters, public will have use of a park like features
Due Diligence Period (months)	120
Construction Start Date	after closing
Completion Date	36 months
Number of Projected Jobs	Temp/Const. Jobs NA Permanent Jobs NA
Average Wage	NA
Contingencies	

City Assessment

Outstanding Obligations				
Proposed Land Use	Daoist Temple		Yes	No
Comp Plan Land Use	Vacant Lot	Conformance	Y	
Zoning	R-3	Conformance	Y	
Enterprise Zone	NA			
Rehab/Abatement				
New Construction				
Historic District				
Assessed Value	\$ 10,900.00	Appraised Value	\$ -	Date

City Revenue from Sale	\$ (5,450.00)			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 147.15	\$ 735.75	\$ 1,839.38
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 147.15	\$ 735.75	\$ 1,839.38
Total Tax Revenue	\$ -	\$ 147.15	\$ 735.75	\$ 1,839.38
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ 147.15	\$ 735.75	\$ 1,839.38
Staff Recommendation				
Last Use Public			Comm. Review Date	
Council Decision			Council Review Date	

Petersburg, Virginia

Parcel: 012080012

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	51730810100
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	105 BURCH ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.123	City Ward:	1
Legal Description:	LTS 92-93 & PT 91 BURCH PLAT	Polling Place:	Blandford Academy
Subdivision:	Burch	Primary Service Area:	
Assessment Neighborhood Name:	Burch	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	4/4/2006	\$7,700	2006-1628

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$10,900	\$10,900	\$10,900	\$10,900	\$10,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$10,900	\$10,900	\$10,900	\$10,900	\$10,900

Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

105 N BURCH ST



Proposal to Purchase City-Owned Property



Purchaser	
Project Name	Little Creek Kung Fu Wudang Daoist Temple of Virginia Petersburg
Property Address	109 N Burch St
Parcel Number	12080014 Acreage <u>0.072</u> Bldg SF _____
Year Constructed	NA
Project Developer	Little Creek Kung Fu Wudang Daoist Temple of Virginia
Contact Name	William A Bechtold
Address	302 E Filmore Street Phone <u>470-739-6117</u> Petersburg, VA 23803
Email	LCKVA@gmail.com
Experience/Qualifications	NA
Development Description	Daoist Temple, an outdoor, open air training, community, and natural space that would be available for community use as well as our study and practice of Daoism
Offered Purchase Price	<u>\$2,650</u> Construction Costs <u>NA</u> Total Investment \$ <u>2,650.00</u>
Description of Financing (%)	Self Finance and Donations
Community Benefit	Cleanedup land,less dumping and squatters, public will have use of a park like features
Due Diligence Period (months)	<u>120</u>
Construction Start Date	after closing Completion Date <u>36 months</u>
Number of Projected Jobs	Temp/Const. Jobs <u>NA</u> Permanent Jobs <u>NA</u>
Average Wage	<u>NA</u> <u>NA</u>
Contingencies	

City Assessment

Outstanding Obligations				
Proposed Land Use	Daoist Temple		Yes	No
Comp Plan Land Use	Vacant Lot	Conformance	Y	
Zoning	R-3	Conformance	Y	
Enterprise Zone	NA			
Rehab/Abatement				
New Construction				
Historic District				

Assessed Value	\$ 5,300.00	Appraised Value	\$ -	Date	
City Revenue from Sale	\$ (2,650.00)				
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20	
Real Estate Tax	\$ -	\$ 71.55	\$ 357.75	\$ 894.38	
Personal Property Tax	\$ -	\$ -	\$ -	\$ -	
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -	
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -	
Business License Fee	\$ -	\$ -	\$ -	\$ -	
Lodging Tax	\$ -	\$ -	\$ -	\$ -	
Meals Tax	\$ -	\$ -	\$ -	\$ -	
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ 71.55	\$ 357.75	\$ 894.38	
Total Tax Revenue	\$ -	\$ 71.55	\$ 357.75	\$ 894.38	
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -	
City ROI (Revenue - Cost)	\$ -	\$ 71.55	\$ 357.75	\$ 894.38	

Staff Recommendation		Comm. Review Date	
Last Use Public		Council Review Date	
Council Decision			

Petersburg, Virginia

Parcel: 012080014

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	51730810100
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	109 BURCH ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.072	City Ward:	1
Legal Description:	PT LT 91 FOLEY ESTATE	Polling Place:	Blandford Academy
Subdivision:	Foley Esta	Primary Service Area:	
Assessment Neighborhood Name:	Foley Esta	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/22/2001	\$2,100	2001-3112

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300

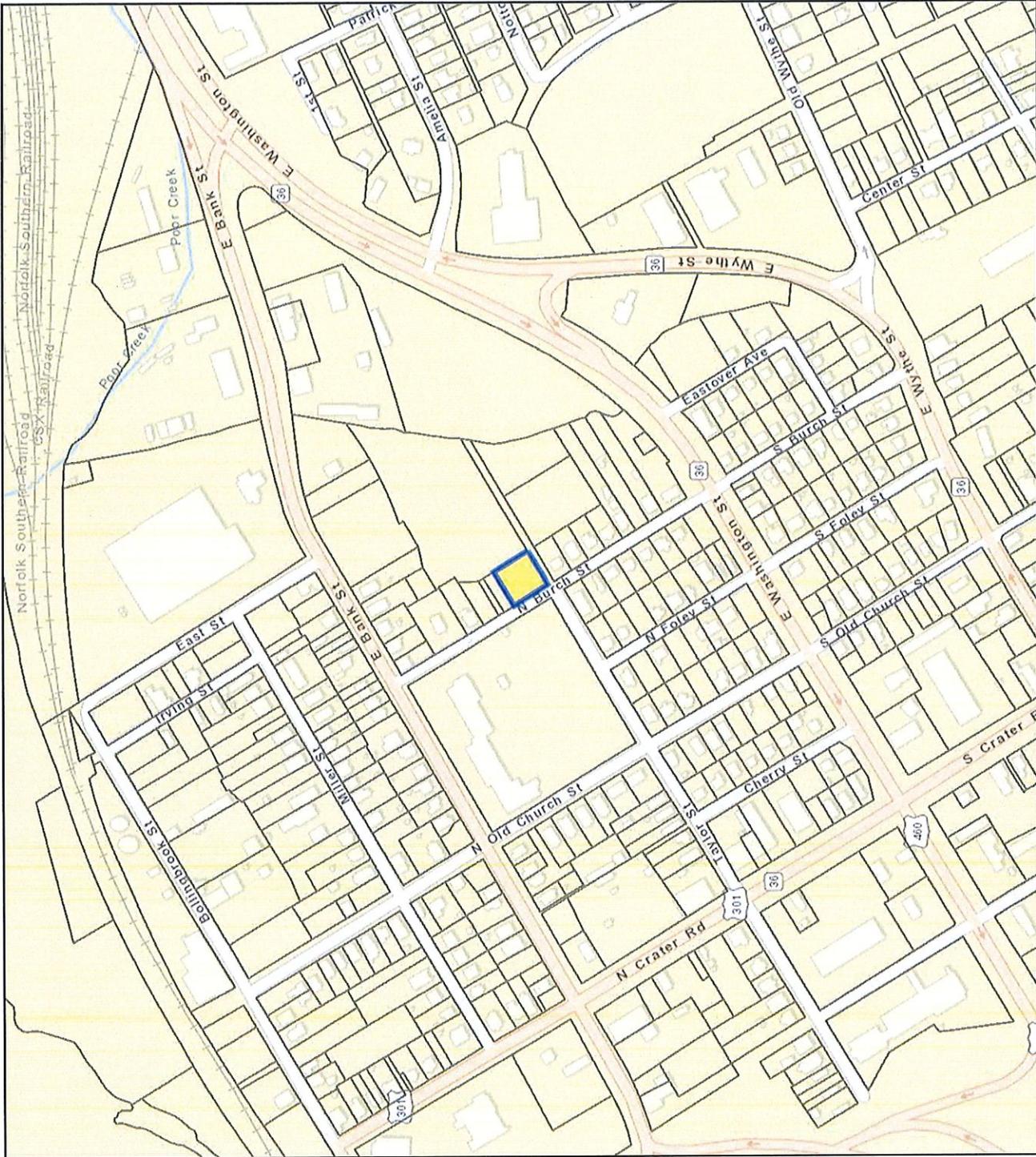
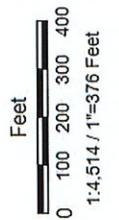
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels

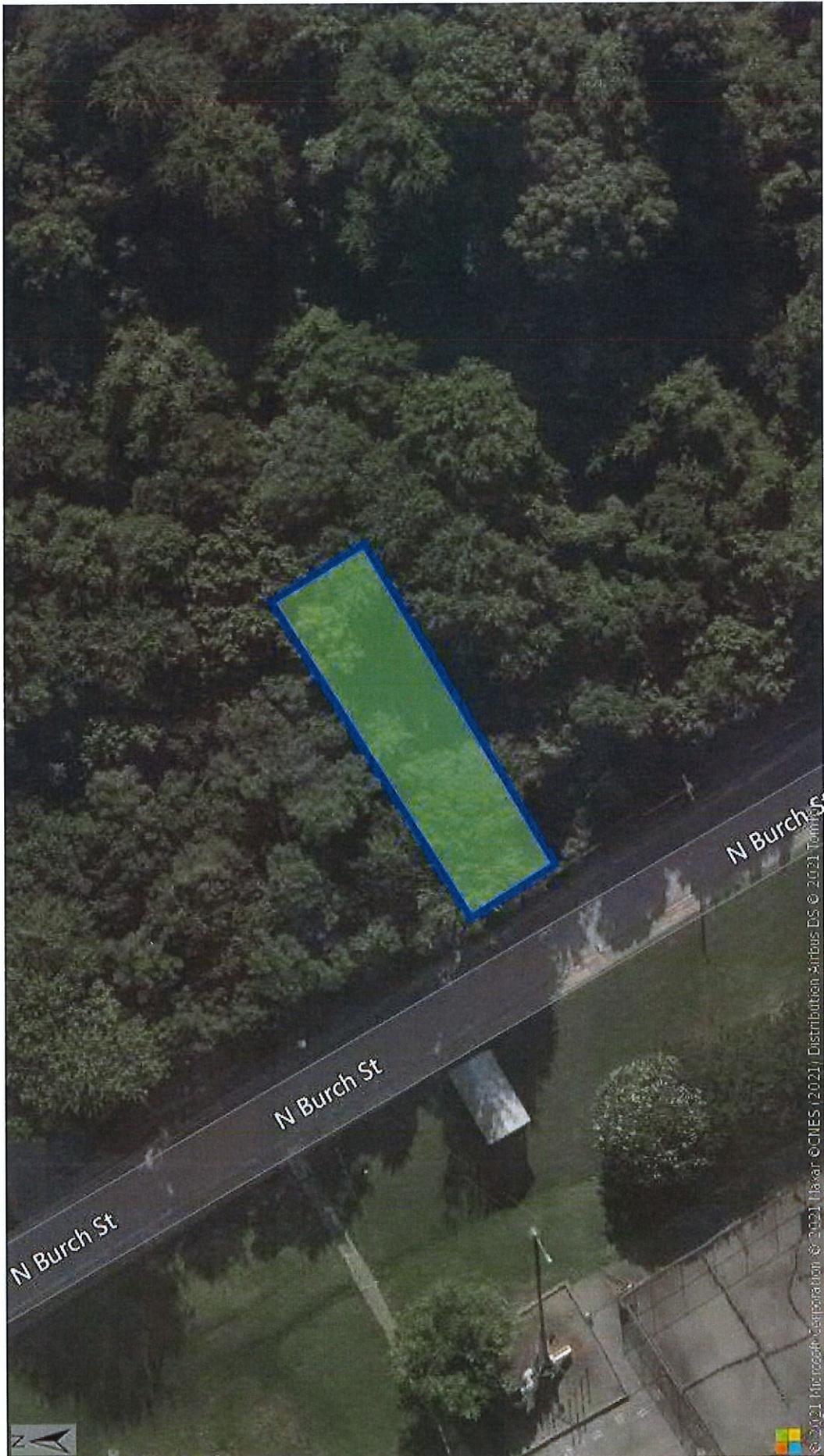


Parcel #: 012080012

Date: 4/16/2021

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109 N Burch St



Proposal to Purchase City-Owned Property



Purchaser			
Project Name	Little Creek Kung Fu Wudang Daoist Temple of Virginia Petersburg		
Property Address	113 N Burch St		
Parcel Number	12080015 Acreage <u>0.043</u> Bldg SF _____		
Year Constructed	NA		
Project Developer	Little Creek Kung Fu Wudang Daoist Temple of Virginia		
Contact Name	William A Bechtold		
Address	302 E Filmore Street Phone <u>470-739-6117</u> Petersburg, VA 23803		
Email	LCKVA@gmail.com		
Experience/Qualifications	NA		
Development Description	Daoist Temple, an outdoor, open air training, community, and natural space that would be available for community use as well as our study and practice of Daoism		
Offered Purchase Price	<u>\$900</u> Construction Costs <u>NA</u> Total Investment \$ <u>4,200.00</u>		
Description of Financing (%)	Self Finance and Donations		
Community Benefit	Cleanedup land,less dumping and squatters, public will have use of a park like features		
Due Diligence Period (months)	<u>120</u>		
Construction Start Date	after closing Completion Date <u>36 months</u>		
Number of Projected Jobs	Temp/Const. Jobs <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>NA</td></tr></table> Permanent Jobs <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>NA</td></tr></table>	NA	NA
NA			
NA			
Average Wage	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>NA</td></tr></table> <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>NA</td></tr></table>	NA	NA
NA			
NA			
Contingencies			
City Assessment			
Outstanding Obligations			
Proposed Land Use	Daoist Temple		
Comp Plan Land Use	Vacant Lot		
Zoning	R-3		
Enterprise Zone	NA		
Rehab/Abatement			
New Construction			
Historic District			
Assessed Value	\$ <u>1,800.00</u> Appraised Value \$ <u>-</u> Date _____		
City Revenue from Sale	\$ <u>(900.00)</u>		
Projected Tax Revenue	Abatement Year 1 Year 5 Year 20		
Real Estate Tax	\$ - \$ 24.30 \$ 121.50 \$ 972.00		
Personal Property Tax	\$ - \$ - \$ - \$ -		
Machinery and Tools Tax	\$ - \$ - \$ - \$ -		
Sales and Use Tax	\$ - \$ - \$ - \$ -		
Business License Fee	\$ - \$ - \$ - \$ -		
Lodging Tax	\$ - \$ - \$ - \$ -		
Meals Tax	\$ - \$ - \$ - \$ -		
Other Taxes or Fees	\$ - \$ - \$ - \$ -		
Total	\$ - \$ 24.30 \$ 121.50 \$ 972.00		
Total Tax Revenue	\$ 24.30 \$ 121.50 \$ 972.00		
Waivers & Other Costs to the City	\$ - \$ - \$ - \$ -		
City ROI (Revenue - Cost)	\$ - \$ 24.30 \$ 121.50 \$ 972.00		
Staff Recommendation			
Last Use Public			
Council Decision	Comm. Review Date _____ Council Review Date _____		
Disposition Ord #	Ord Date _____		

Petersburg, Virginia

Parcel: 012080015

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	51730810100
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	113 BURCH ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.043	City Ward:	1
Legal Description:	PT LT 90-91 BURCH PLAT	Polling Place:	Blandford Academy
Subdivision:	Burch	Primary Service Area:	
Assessment Neighborhood Name:	Burch	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/2/2001	\$200	2001-2835

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800

Property Tax (Coming Soon)

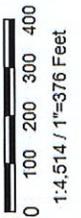
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Petersburg, Virginia

Legend

- County Boundaries
- Parcels

Feet

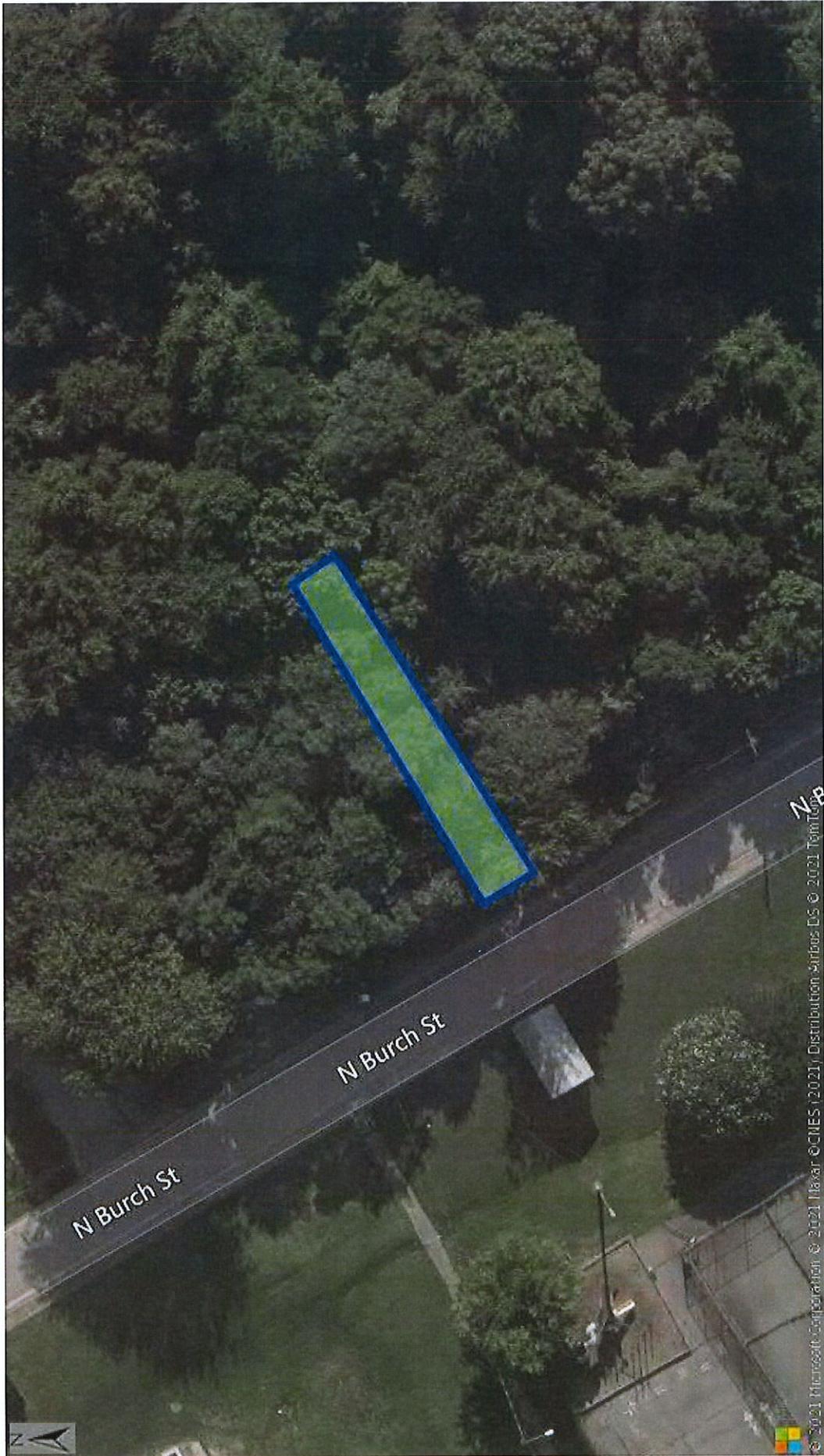


Parcel #: 012080015

Date: 4/16/2021

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113 N Burch St



Proposal to Purchase City-Owned Property



Purchaser	
Project Name	Little Creek Kung Fu Wudang Daoist Temple of Virginia Petersburg
Property Address	115 N Burch St
Parcel Number	12080016
Acreage	0.142
Bldg SF	
Year Constructed	NA
Project Developer	Little Creek Kung Fu Wudang Daoist Temple of Virginia
Contact Name	William A Bechtold
Address	302 E Filmore Street
Phone	470-739-6117
	Petersburg, VA 23803
Email	LCKVA@gmail.com
Experience/Qualifications	NA
Development Description	Daoist Temple, an outdoor, open air training, community, and natural space that would be available for community use as well as our study and practice of Daoism
Offered Purchase Price	\$4,200
Construction Costs	NA
Total Investment	\$ 4,200.00
Description of Financing (%)	Self Finance and Donations
Community Benefit	Cleanedup land,less dumping and squatters, public will have use of a park like features
Due Diligence Period (months)	120
Construction Start Date	after closing
Completion Date	36 months
Number of Projected Jobs	Temp/Const. Jobs NA
	Permanent Jobs NA
Average Wage	NA
Contingencies	

City Assessment

Outstanding Obligations				
Proposed Land Use	Daoist Temple		Yes	No
Comp Plan Land Use	Vacant Lot	Conformance	Y	
Zoning	R-3	Conformance	Y	
Enterprise Zone	NA			
Rehab/Abatement				
New Construction				
Historic District				
Assessed Value	\$ 8,400.00	Appraised Value	\$ -	Date

City Revenue from Sale	\$ (4,200.00)			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 113.40	\$ 567.00	\$ 1,417.50
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 113.40	\$ 567.00	\$ 1,417.50
Total Tax Revenue	\$ -	\$ 113.40	\$ 567.00	\$ 1,417.50
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ 113.40	\$ 567.00	\$ 1,417.50
Staff Recommendation				
Last Use Public			Comm. Review Date	
Council Decision			Council Review Date	

Petersburg, Virginia

Parcel: 012080016

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	51730810100
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	115 BURCH ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.142	City Ward:	1
Legal Description:	LOT 90 FOLEY PLAT 48 X 129	Polling Place:	Blandford Academy
Subdivision:	Foley Esta	Primary Service Area:	
Assessment Neighborhood Name:	Foley Esta	Census Tract:	8101
Local Historic District:		Elementary School:	Lakmont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	4/25/2003	\$4,250	2003-1759

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400

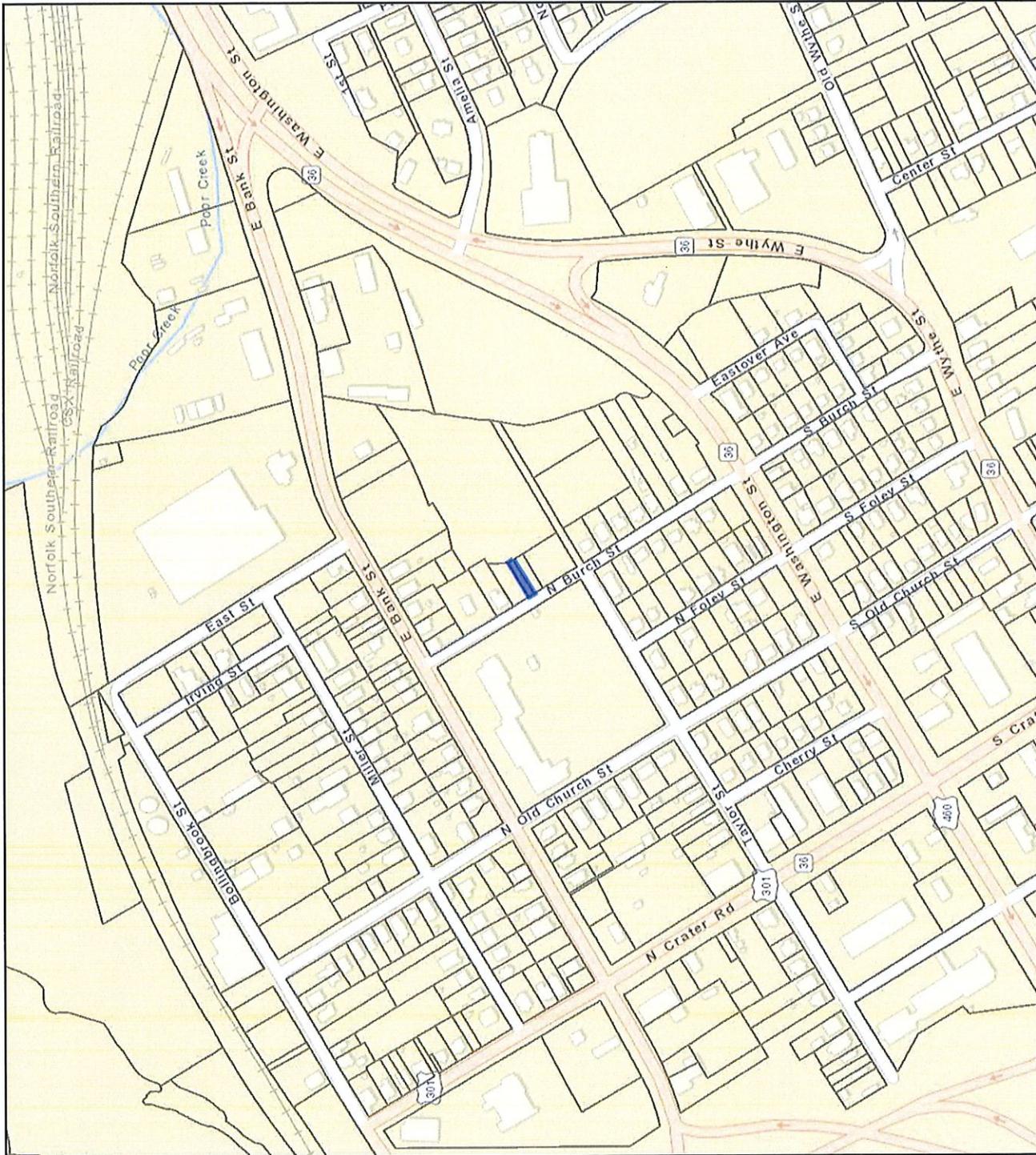
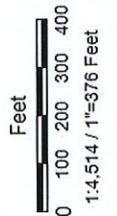
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 012080016

Date: 4/16/2021

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115 N Burch St





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Cynthia Boone

RE: **Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of the City-owned property to Project:HOMES.**

PURPOSE: Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of the City-owned property to Project:HOMES

REASON:

To schedule a public hearing and consider an Ordinance that authorizes the City Manager to execute a Purchase Agreement and proceed with the sale of City-owned property in accordance with applicable legal requirements.

RECOMMENDATION:

The Department of Economic Development is recommending the sale of City Owned property located at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St to Project: HOMES for the development of 10 Single Family Homes.

BACKGROUND:

The Department of Economic Development received a proposal from Project:HOMES for the purchase of City Owned Property located on Harrison St.

Project:HOMES propose to construct 10 new, historically appropriate single family homes in the 400 block of Harrison St in the Poplar Lawn neighborhood. The proposed purchase price for the properties is \$71,400 which is the total assessed value for all the properties. On April 14, 2021 they provided their earnest deposit in

the amount of \$7,140 along with the signed purchase agreement. The completed homes will be sold to owner-occupants with incomes between 80-100% of the area median

Project:HOMES project will be supported by PNR initiative of Project:HOMES, along with The Cameron, Cabell and Parsons Foundations, and the Virginia Local Initiative Service Corporation (LISC). The PNR initiative is currently supporting the renovation and sale of six historic homes along Liberty, Harrison and D'Arcy Street in Petersburg, VA. Project:HOMES was founded in 1992 and will celebrate its 29th successful year of operation in 2021. Since their inception, they have built, rehabilitated, repaired, and weatherized more than 10,000 homes in Central Virginia. To date, they have renovated or built over 235 homes that have been sold to new homeowners in the Cities of Richmond, Petersburg, the counties of Henrico and Chesterfield. The average sale price of their homes is \$160,637.77.

Tax Map ID	Address	Zoning
031-060020	427 Harrison St	R3
031-0600019	429 Harrison St	R3
031-0500018	431 Harrison St	R3
031-0500006	432 Harrison St	R3
031-0600013	437 Harrison St	R3
031-0500007	438 Harrison St	R3
031-0500008	440 Harrison St	R3
031-050010	450 Harrison St	R3
031-0500011	452 Harrison St	R3

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: NA

REVENUE TO CITY: \$71, 400

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Project Homes Council Packet
2. Recommendation Summary For Council - Project:Homes
3. Ordinance for Project:Homes

REAL ESTATE PURCHASE AGREEMENT

Assessed Value: \$71,400

Consideration: \$71,400

Tax Map No.: 031-060020- 427 Harrison St
031-060019- 429 Harrison St
031-060018- 431 Harrison St
031-050006- 432 Harrison St
031-060013- 437 Harrison St
031-050007- 438 Harrison St
031-050008- 440 Harrison St
031-050010- 450 Harrison St
031-050011- 452 Harrison St

This Real Estate Purchase Agreement (the "Agreement") is dated May 18, 2021, between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, Project:Homes, hereinafter referred to as "Purchaser", and party of the second part, and Pender & Coward (the "Escrow Agent") and recites and provides the following:

RECITALS:

The Seller owns certain parcel(s) of property and all improvements thereon and appurtenances thereto located in Petersburg, Virginia, commonly known as: 427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St, Tax Map Number: 031-060020, 031-060019, 031-060018, 031-050006, 031-060013, 031-050007, 031-050008, 031-050010, 031-050011 (Property).

Purchaser desires to purchase the Property and Seller agrees to sell the Property subject to the following terms and provisions of this Agreement:

1. **Sale and Purchase:** Subject to the terms and conditions hereof, Seller shall sell and Purchaser shall purchase, the Property. The last date upon which this Agreement is executed shall be hereinafter referred to as the "Effective Date".
2. **Purchase Price:** The purchase price for the Property is seventy one thousand four hundred dollars (\$71, 400) (the "Purchase Price"). The Purchase Price shall be payable all in cash by wired transfer or immediately available funds at Closing.

3. **Deposit:** Purchaser shall pay ten percent (10%) of the Purchase Price, seven thousand one hundred forty dollars (\$7140.00), (the "Deposit") within fifteen (15) business days of the Effective Date to the Escrow Agent which shall be held and disbursed pursuant to the terms of this Agreement.

4. **Closing:** Closing shall take place on or before ninety (90) business days after the completion of the Due Diligence Period described in Section 5. Purchaser may close on the Property prior to completion of the Due Diligence Period with reasonable advance notice to Seller. At Closing, Seller shall convey to Purchaser, by Deed Without Warranty, good and marketable title to the Property in fee simple, subject to any and all easements, covenants, and restrictions of record and affecting the Property and current taxes.

In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier.

5. **Due Diligence Period:** Not to exceed one hundred twenty (120) calendar days after the Effective Date. The Purchaser and its representatives, agents, employees, surveyors, engineers, contractors and subcontractors shall have the reasonable right of access to the Property for the purpose of inspecting the Property, making engineering, boundary, topographical and drainage surveys, conducting soil test, planning repairs and improvements, and making such other tests, studies, inquires and investigations of the Property as the Purchaser may deem necessary. The Purchaser agrees that each survey, report, study, and test report shall be prepared for the benefit of, and shall be certified to, the Purchaser and Seller (and to such other parties as the Purchaser may require). A duplicate original of each survey, report, study, test report shall be delivered to Seller's counsel at the notice address specified in Section 15 hereof within ten (10) days following Purchaser's receipt thereof.

Purchaser shall be responsible for paying all closing costs associated with this purchase including but not limited to the real estate commission, Seller's attorney fees, applicable Grantor's tax and the cost associated with the preparation of the deed and other Seller's documents required hereunder. All closing costs shall be paid by the Purchaser.

- a. At or before the extinguishing of the Due Diligence Period, the Purchaser shall draft a Development Agreement in conformance with the proposal presented to City Council on _____ . Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on _____. Approval and execution of the Development Agreement shall not be unreasonably withheld by either party, and execution of the Development Agreement by all parties shall be a condition precedent to closing on the property. The Development Agreement shall be recorded by reference in the deed of conveyance to the Property which shall include reverter to the City in the event that the Developer fails to comply with the terms of the Development Agreement.
- b. During the Due Diligence Period, the Purchaser and any of their paid or voluntary associates and/or contractors must agree to sign a 'Hold Harmless Agreement' prior to entering vacant property located at 427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St, Tax Map Number: 031-060020, 031-060019, 031-060018, 031-05006, 031-060013, 031-050007, 031-050008, 031-050010, 031-050011 (Property). This agreement stipulates that to the fullest extent permitted by law, to defend (including attorney's fees), pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees, volunteers, and others working on behalf of the City against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers, or others working on behalf of the City, by any reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof which arise out of or is in any way connected or associated with entering the vacant property located at 427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St, Tax Map Number: 031-060020, 031-060019, 031-060018, 031-05006, 031-060013, 031-050007, 031-050008, 031-050010, 031-050011 (Property).

6. Termination Prior to Conclusion of Due Diligence Phase:

- a. If Purchaser determines that the project is not feasible during the Due Diligence Period, then, after written notice by Purchaser delivered to Seller, nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent and the Purchaser waives any rights or remedies it may have at law or in equity.
- b. If during the Due Diligence phase Seller determines that Purchaser does not possess sufficient resources to complete the Development Agreement, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent.
- c. If the parties are unable to agree on the terms of the Development Agreement as required by paragraph 5(a) of this Agreement after good faith efforts by the parties, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one

percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent. If either party fails to exercise good faith in the efforts to reach a Development Agreement, then the other party shall be entitled to one hundred percent (100%) of the Deposit.

7. Seller's Representations and Warranties: Seller represents and warrants as follows:

- a. To the best of Seller's knowledge, there is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Seller relating to the Property or against the Property. Seller is not subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator which results in a material adverse effect on the Property or the operation thereof.
- b. To the best of Seller's knowledge, there are no pending or threatened (in writing) condemnation or eminent domain proceedings which affect any of the Property.
- c. To the best of Seller's knowledge, neither the execution nor delivery of the Agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Property to Purchaser, will conflict with or cause a breach of any of the terms and conditions of, or constitute a default under, any agreement, license, permit or other instrument or obligation by which Seller or the Property is bound.
- d. Seller has full power, authorization and approval to enter into this Agreement and to carry out its obligations hereunder. The party executing this Agreement on behalf of Seller is fully authorized to do so, and no additional signatures are required.
- e. The Property has municipal water and sewer lines and has gas and electric lines at the line. Seller makes no representation as to whether the capacities of such utilities are sufficient for Purchaser's intended use of Property.
- f. Seller has not received any written notice of default under, and to the best of Seller's knowledge, Seller and Property are not in default or in violation under, any restrictive covenant, easement or other condition of record applicable to, or benefiting, the Property.
- g. Seller currently possesses and shall maintain until Closing general liability insurance coverage on the Property which policy shall cover full or partial loss of the Property for any reason in an amount equal to or exceeding the Purchase Price.

As used in this Agreement, the phrase "to the best of Seller's knowledge, or words of similar import, shall mean the actual, conscious knowledge (and not constructive or imputed knowledge) without any duty to undertake any independent investigation whatsoever. Seller shall certify in writing at the Closing that all such representations and warranties are true and correct as of the Closing Date, subject to any changes in facts or circumstances known to Seller.

8. Purchaser's Representations and Warranties:

- a. There is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Purchaser, nor is Purchaser subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator, that would affect Purchaser's ability and capacity to enter into this Agreement and transaction contemplated hereby.
 - b. Purchaser has full power, authorization and approval to enter into this Agreement and to carry out its obligation hereunder. The party executing this Agreement on behalf of Purchaser is fully authorized to do so, and no other signatures are required.
9. **Condition of the Property:** Purchaser acknowledges that, except as otherwise set forth herein, the Property is being sold "AS IS, WHERE IS AND WITH ALL FAULTS", and Purchaser has inspected the Property and determined whether or not the Property is suitable for Purchaser's use. Seller makes no warranties or representations regarding the condition of the Property, including without limitation, the improvements constituting a portion of the Property or the systems therein.
10. **Insurance and Indemnification:** Purchaser shall indemnify Seller from any loss, damage or expense (including reasonable attorney's fees and costs) resulting from Purchaser's use of, entry upon, or inspection of the Property during the Due Diligence Period. This indemnity shall survive any termination of this Agreement. Notwithstanding any other provision of this Agreement, Purchaser's entry upon the subject property and exercise of due diligence is performed at Purchaser's sole risk. Purchaser assumes the risk and shall be solely responsible for any injuries to Purchaser, its employees, agents, assigns and third parties who may be injured or suffer damages arising from Purchaser's entry upon the property and the exercise of Purchaser's due diligence pursuant to this Agreement.
11. **Escrow Agent:** Escrow Agent shall hold and disburse the Deposit in accordance with the terms and provisions of this Agreement. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent may, in its sole discretion, continue to hold the monies that are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto. In the event of any suit where Escrow Agent interpleads the Deposit, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and cost incurred, said fees and cost to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for mis-delivery to Purchaser or Seller of the Deposits, unless such mis-delivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent. The Escrow Agent shall not be liable or responsible for loss of the Deposits (or any part thereof) or delay in disbursement of the Deposits (or any part thereof) occasioned by the insolvency of any financial institution unto which the Deposits is placed by the Escrow Agent or the assumption of management, control, or operation of such financial institution by any government entity.
12. **Risk of Loss:** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause is assumed by Seller until Closing. In the event of a loss or damage to the Property or any

portion thereof before Closing, Purchaser shall have the option of either (a) terminating this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall then be deemed null and void and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party, or (b) affirming this Agreement, in which event Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and pay over to Purchaser any sums received as a result of such loss or damage. Seller agrees to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the Effective Date and Closing. Purchaser and its representatives shall have the right to make an inspection at any reasonable time during the Due Diligence Period or prior to Closing.

13. **Condemnation:** If, prior to Closing, all of any part of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the right to (1) complete the purchase, in which event all condemnation proceeds or claims thereof shall be assigned to Purchaser, or (2) terminate this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall be terminated, and this Agreement shall be deemed null and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.
14. **Notices:** All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person or sent by Federal Express or other comparable overnight courier, or certified mail, postage prepaid, return receipt requested, to the respective hereto as follows:

SELLER:

The City of Petersburg
Kenneth Miller
Interim City Manager
135 North Union Street
Petersburg, VA 23803

Anthony C. Williams, City Attorney
City of Petersburg, Virginia
135 N. Union Street
Petersburg, VA 23803

PURCAHSER:

COPY TO:

Notices shall be deemed to have been given when (a) delivered in person, upon receipt thereof by the person to whom notice is given, (b) as indicated on applicable delivery receipt, if sent by Federal Express or other comparable overnight courier, two (2) days after deposit with such courier, courier fee prepaid, with receipt showing the correct name and address of the person to whom notice is to be given, and (c) as indicated on applicable delivery receipt if sent via certified mail or similar service.

15. **Modification:** The terms of this Agreement may not be amended, waived or terminated orally, but only by an instrument in writing signed by the Seller and Purchaser.
16. **Assignment; Successors:** This Agreement may not be transferred or assigned without the prior written consent of both parties. In the event such transfer or assignment is consented to, this Agreement shall inure to the benefit of and bind the parties hereto and their respective successors and assigns.
17. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.

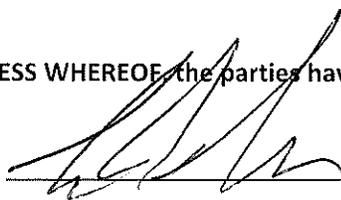
18. **Survival:** All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.
19. **Captions and Counterparts:** The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement.
20. **Governing Law; Venue:** This Agreement and all documents and instruments referred to herein shall be governed by, and shall be construed according to, the laws of the Commonwealth of Virginia. Any dispute arising out of performance or non-performance of any term of this Agreement shall be brought in the Circuit Court for the City of Petersburg, Virginia.
21. **Entire Agreement:** This Agreement contains the entire agreement between Seller and Purchaser, and there are no other terms, conditions, promises, undertakings, statements or representations, expressed or implied, concerning the sale contemplated by this Agreement. Any and all prior or subsequent agreements regarding the matters recited herein are hereby declared to be null and void unless reduced to a written addendum to this Agreement signed by all parties in accordance with Section 16.
22. **Copy or Facsimile:** Purchaser and Seller agree that a copy or facsimile transmission of any original document shall have the same effect as an original.
23. **Days:** Any reference herein to "day" or "days" shall refer to calendar days unless otherwise specified. If the date of Closing or the date for delivery of a notice or performance of some other obligation of a party falls on a Saturday, Sunday or legal holiday in the Commonwealth of Virginia, then the date for Closing or such notice of performance shall be postponed until the next business day.
24. **Title Protection:** Deed to this property is conveyed without warranty. During the due diligence period, purchaser may research title issues associated with the property and may purchase title insurance at his own expense or terminate the agreement in accordance with the provisions of this contract in the event that issues regarding title are discovered.
25. **Development Agreement:** A Development agreement detailing the development scope, budget, funding, schedule and any other agreed upon performance requirements of the Developer will be executed prior to the transfer of the deed for the property.
26. **Reversion Provision:** The deed of conveyance to this property shall contain a provision that this property will revert back to the City if performance requirements are not met by the Developer within the time period specified in the Development Agreement upon Notice of Breach to Developer and failure to timely cure.

27. **Compliance with Zoning, land use and Development requirements:** Execution of this document shall not be construed to affect in any way the obligation of the purchaser to comply with all legal requirements pertaining to zoning, land use, and other applicable laws.

28.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and years first written.

PURCHASER:



By: Lee Householder, Elderhomes Corp

Title: CEO

Date: 4/13/2021

SELLER:

The City of Petersburg, Virginia

By: _____, Kenneth Miller

Title: Interim City Manager

Date: _____

ESCROW AGENT:

By: _____,

Title: _____

Date: _____

Approved as to form:

Date: _____

By: _____, Anthony Williams

Title: City Attorney

Proposal to Purchase City-Owned Property



Purchaser	
Project Name	Poplar Lawn Harrison Street Single Family Home Ownership
Property Address	427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St
Parcel Number	See Attached
Year Constructed	NA
Project Developer	Project: Homes
Contact Name	Marion Cake, Vice President of Affordable Housing
Address	88 Carnation Street Richmond, VA 22225
Email	marion.cake@projecthomes.org
Experience/Qualifications	29 years nonprofit housing developer
Development Description	10 new single family homes for sale to owner occupancy
Offered Purchase Price	\$71,400
Construction Costs	\$ 1,890,000.00
Total Investment	\$ 2,335,775.00
Description of Financing (%)	70% project based / 30% Grant funded
Community Benefit	10 New Homeownership Opportunities
Due Diligence Period (months)	90
Construction Start Date	Upon Acquisition
Completion Date	36 months
Number of Projected Jobs	Temp/Const. Jobs: 20 Permanent Jobs: NA
Average Wage	NA
Contingencies	Zoning Permits

City Assessment

Outstanding Obligations	
Proposed Land Use	Single Family Homes
Comp Plan Land Use	Single Family Homes
Zoning	R-3
Enterprise Zone	NA
Rehab/Abatement	
New Construction	Yes
Historic District	Yes
Assessed Value	\$ 71,400.00
Appraised Value	\$ -
Date	

	Abatement	Year 1	Year 5	Year 20
City Revenue from Sale	\$ -			
Projected Tax Revenue				
Real Estate Tax	\$ -	\$ 963.90	\$ 4,819.50	\$ 477,813.94
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 963.90	\$ 4,819.50	\$ 477,813.94
Total Tax Revenue	\$ -	\$ 963.90	\$ 4,819.50	\$ 477,813.94
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ 963.90	\$ 4,819.50	\$ 477,813.94
Staff Recommendation				
Last Use Public			Comm. Review Date	
Council Decision			Council Review Date	
Disposition Ord #			Ord Date	

Petersburg, Virginia

Parcel: 031060020

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	427 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.103	City Ward:	4
Legal Description:	LT A WHITTLE PLAT 30X150	Polling Place:	Union Train Station
Subdivision:	Whittle	Primary Service Area:	
Assessment Neighborhood Name:	Whittle	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/21/2006	\$20,000	2006-844

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900

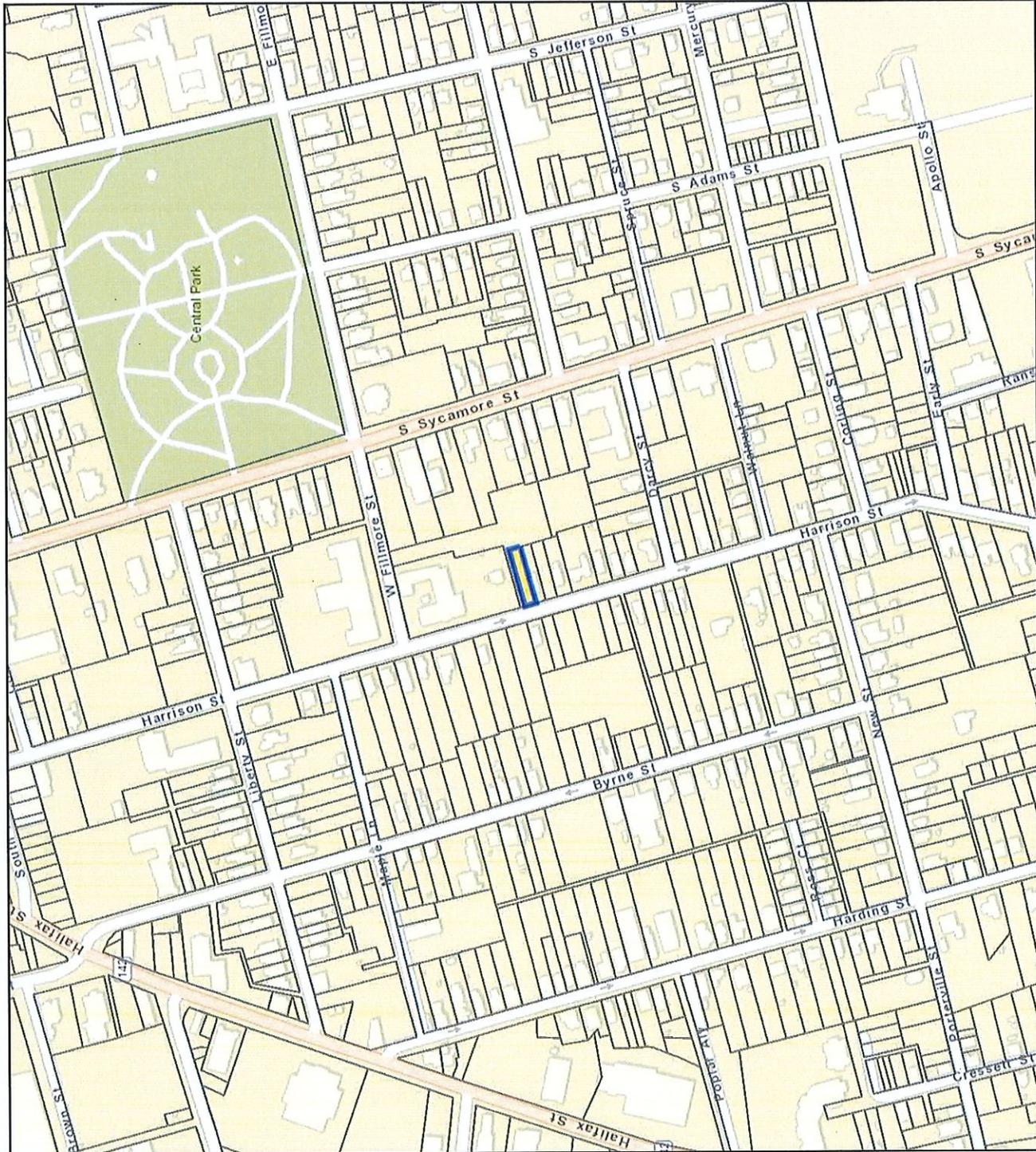
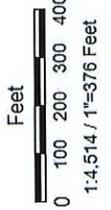
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 031060020

Date: 4/7/2021

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427 Harrison St



Petersburg, Virginia

Parcel: 031060019

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	429 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.103	City Ward:	4
Legal Description:	LOT B BISHOP PLAT	Polling Place:	Union Train Station
Subdivision:	Bishop	Primary Service Area:	
Assessment Neighborhood Name:	Bishop	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/21/2006	\$20,000	2006-844

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300

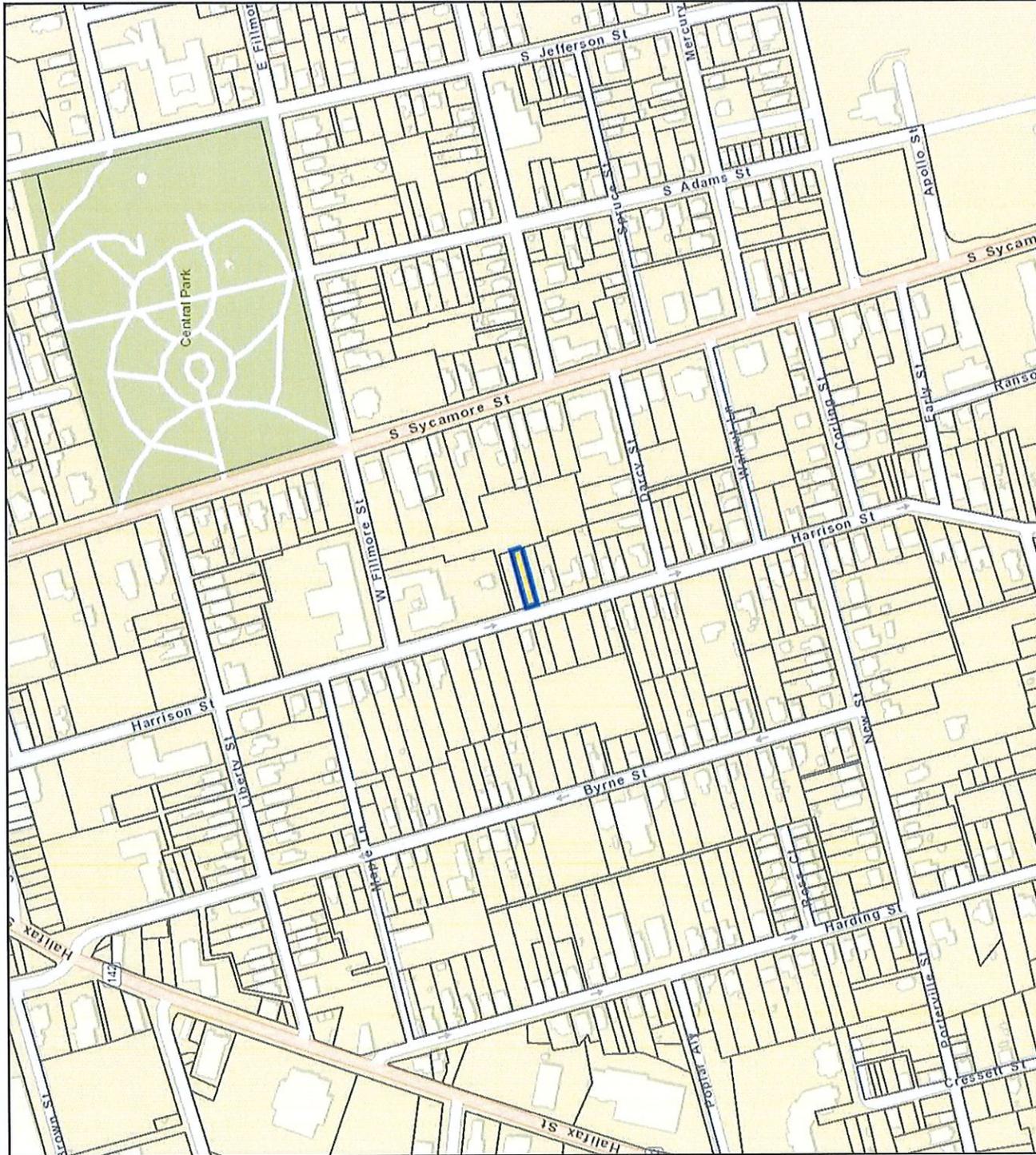
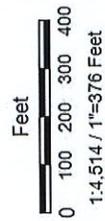
Property Tax (Coming Soon)

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Petersburg, Virginia

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- Parcels



Parcel #: 031060019

Date: 4/7/2021

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429 Harrison St



Petersburg, Virginia

Parcel: 031060018

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	431 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.103	City Ward:	4
Legal Description:	LT C WHITTLE PLAT 30X150	Polling Place:	Union Train Station
Subdivision:	Whittle	Primary Service Area:	
Assessment Neighborhood Name:	Whittle	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	11/15/2005	\$3,300	2005-5497

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900

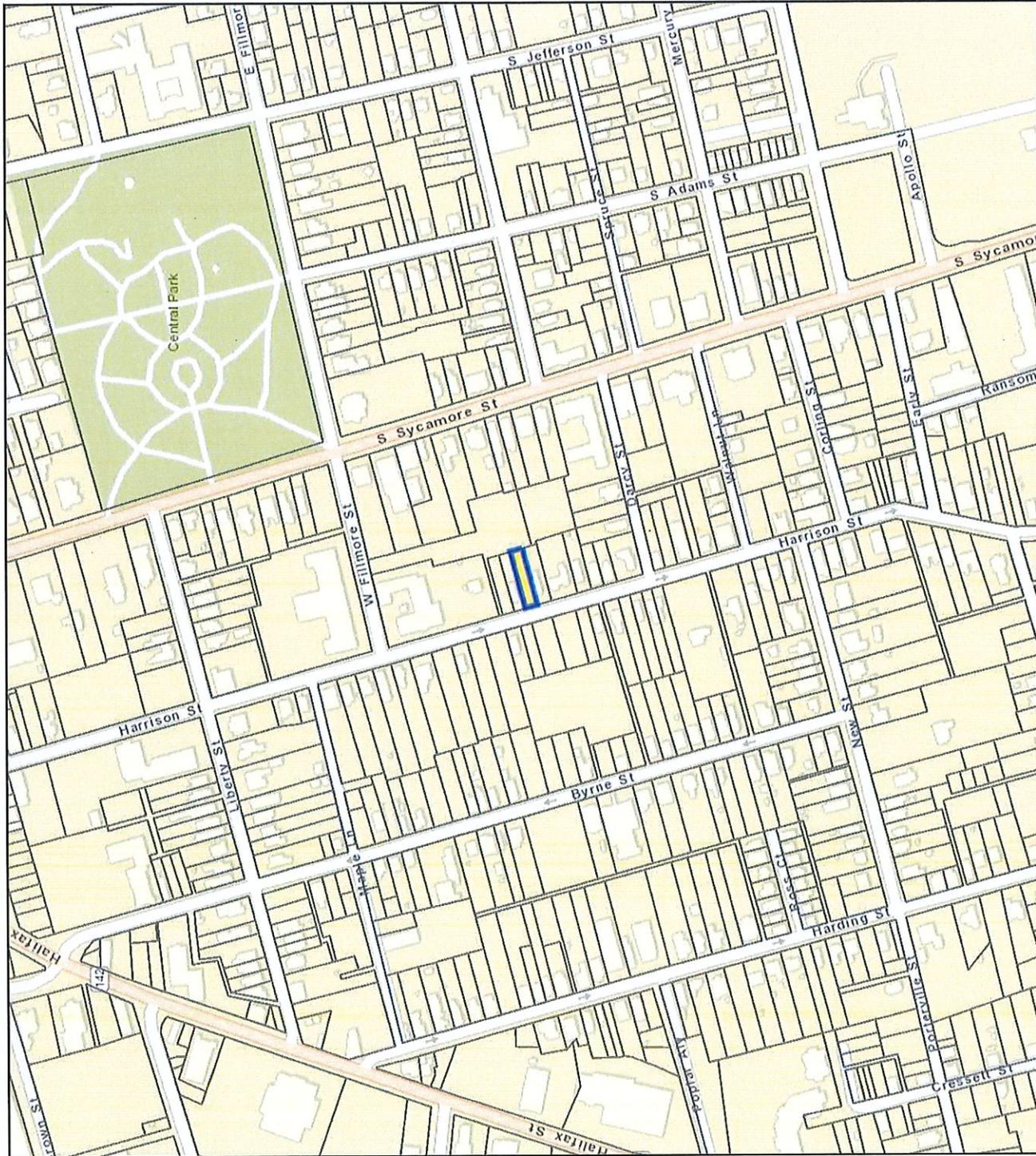
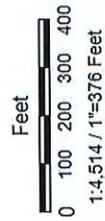
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 031060018

Date: 4/7/2021

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431 Harrison St



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Harrison Street

Petersburg, Virginia

Parcel: 031050006

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	432 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.179	City Ward:	5
Legal Description:	LEAVENWORTH PLAT LT 3	Polling Place:	Tabernacle Baptist Church
Subdivision:	Leavenwort	Primary Service Area:	
Assessment Neighborhood Name:	Leavenwort	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/18/2009	\$7,700	2009-2380

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500

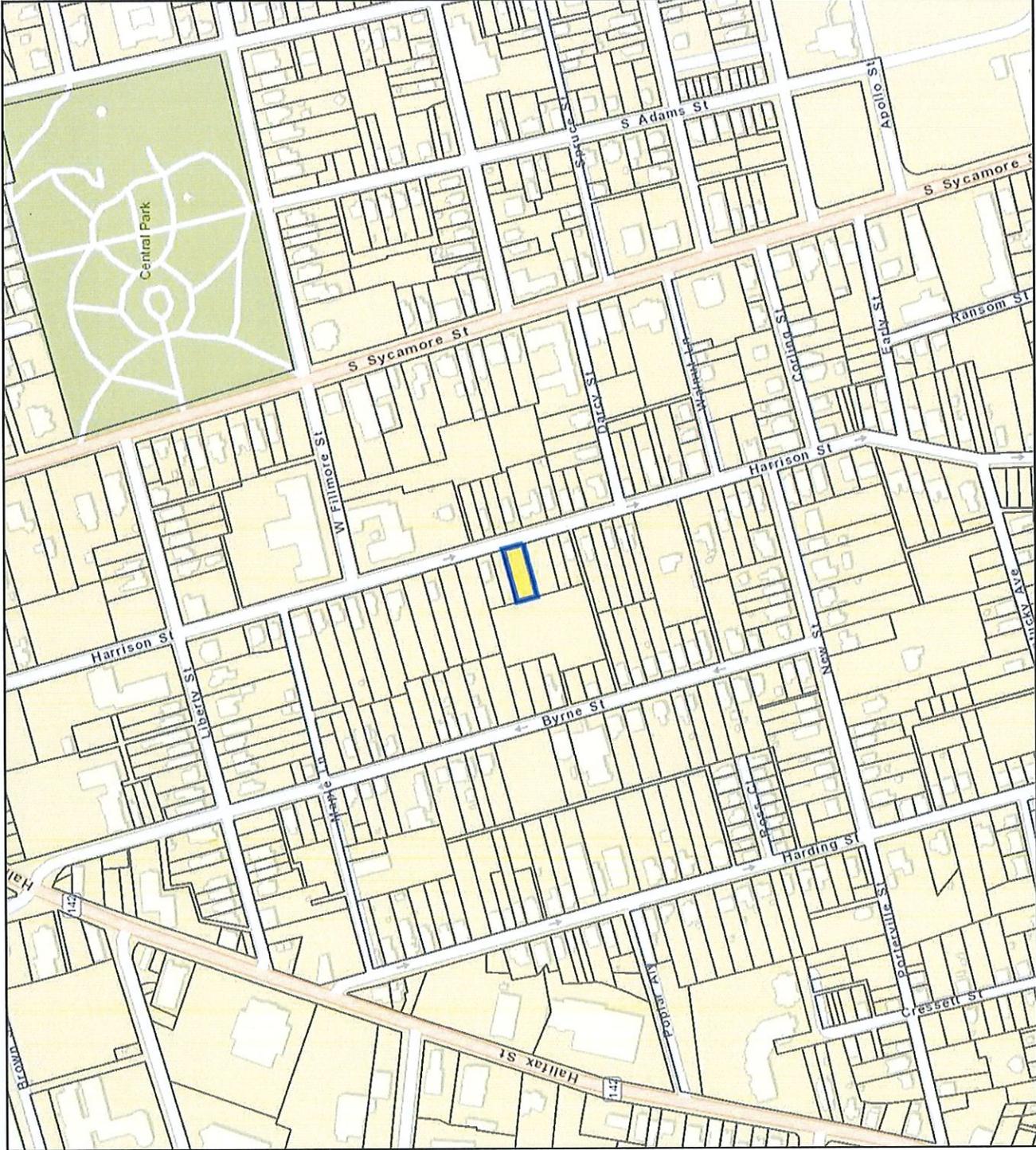
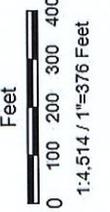
Property Tax (Coming Soon)

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Petersburg, Virginia

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Parcel #: 031050006

Date: 4/7/2021

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452 Harrison St



Petersburg, Virginia

Parcel: 031060016

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	437 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.258	City Ward:	4
Legal Description:	PT LT 2 BUDD71 X 158	Polling Place:	Union Train Station
Subdivision:	Budd	Primary Service Area:	
Assessment Neighborhood Name:	Budd	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:	0	Bedrooms:	
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/4/2009	\$13,750	2009-366

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800

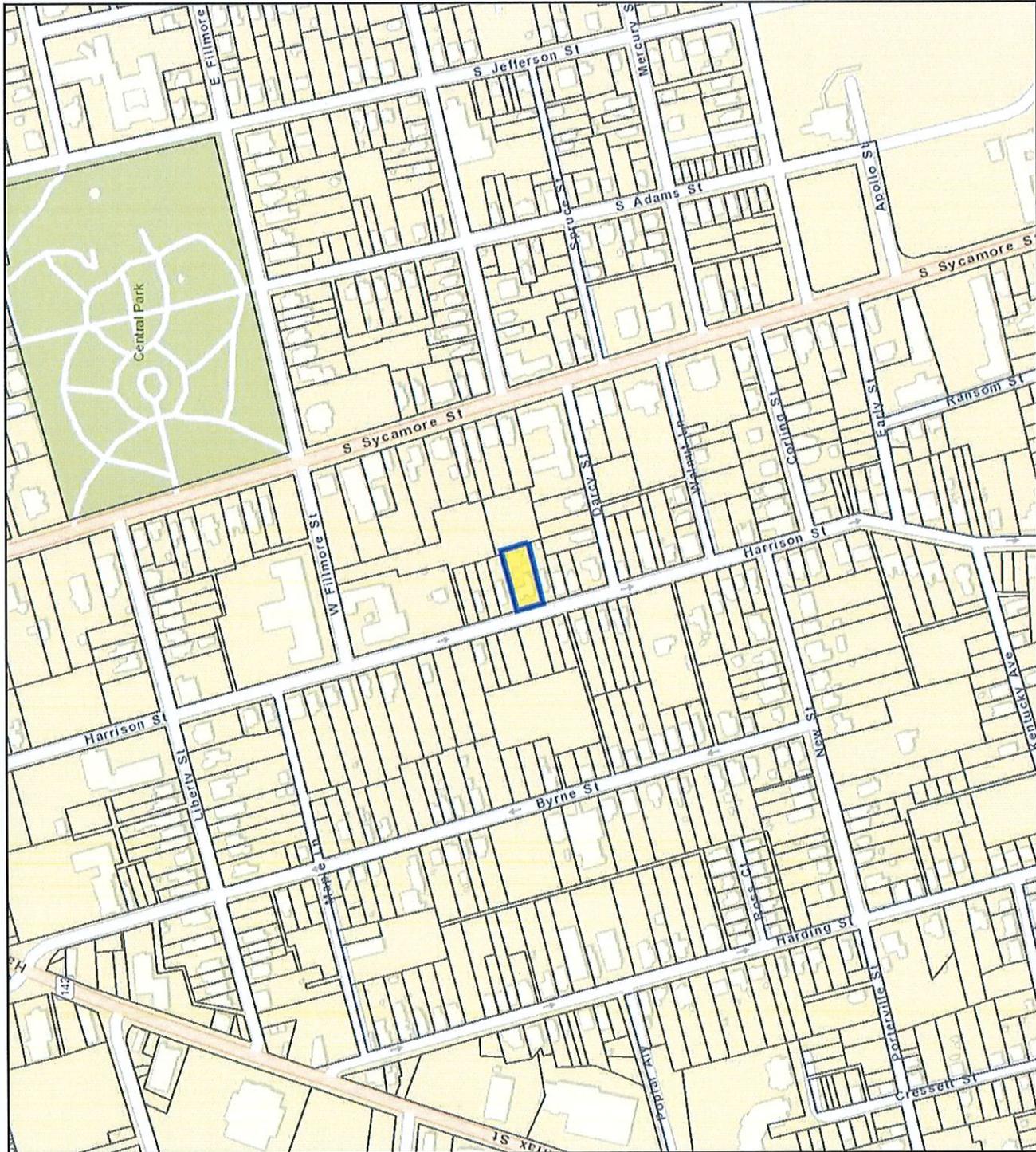
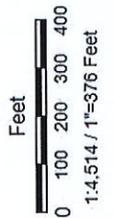
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

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Parcel #: 031060016

Date: 4/7/2021

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437 Harrison St



Petersburg, Virginia

Parcel: 031050007

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	438 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.198	City Ward:	5
Legal Description:	LOT 2 HOBBS ESTATE61.7X140	Polling Place:	Tabernacle Baptist Church
Subdivision:	Hobbs	Primary Service Area:	
Assessment Neighborhood Name:	Hobbs	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	3/4/1998	\$1,300	587-57

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300

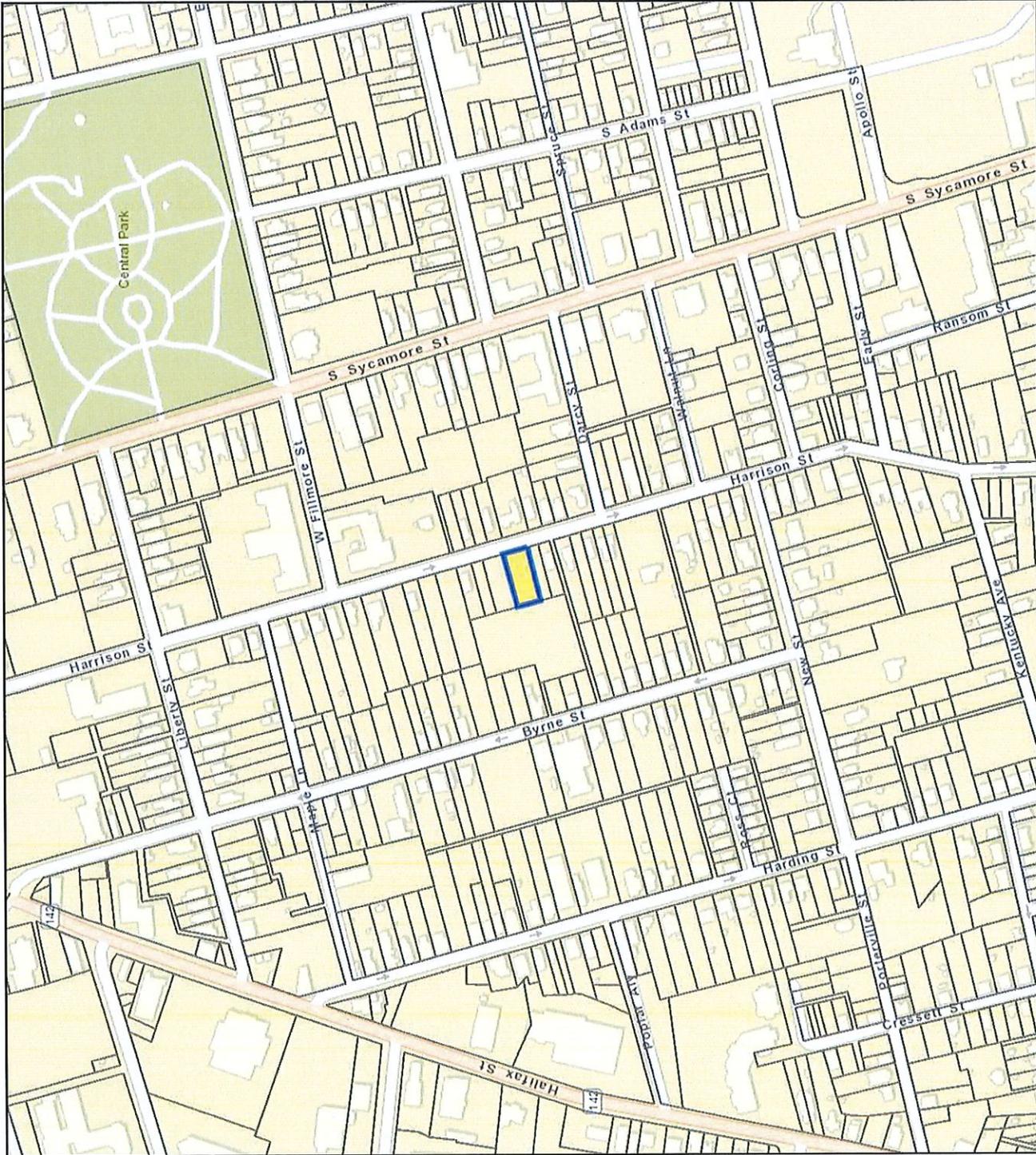
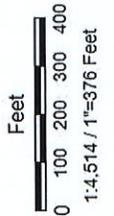
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 031050007

Date: 4/7/2021

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438 Harrison St



Petersburg, Virginia

Parcel: 031050008

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	440 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.105	City Ward:	5
Legal Description:	33.5 X 136.9	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ravenscrof	Primary Service Area:	
Assessment Neighborhood Name:	Ravenscrof	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	7/7/2004	\$2,750	2004-2933

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300

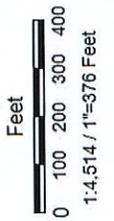
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 031050008

Date: 4/7/2021

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440 Harrison St



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Petersburg, Virginia

Parcel: 031050010

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	450 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.207	City Ward:	5
Legal Description:	PARCEL 40 X 225	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ravenscrof	Primary Service Area:	
Assessment Neighborhood Name:	Ravenscrof	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:	0	Bedrooms:	
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/14/2006	\$25,000	2006-757

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100

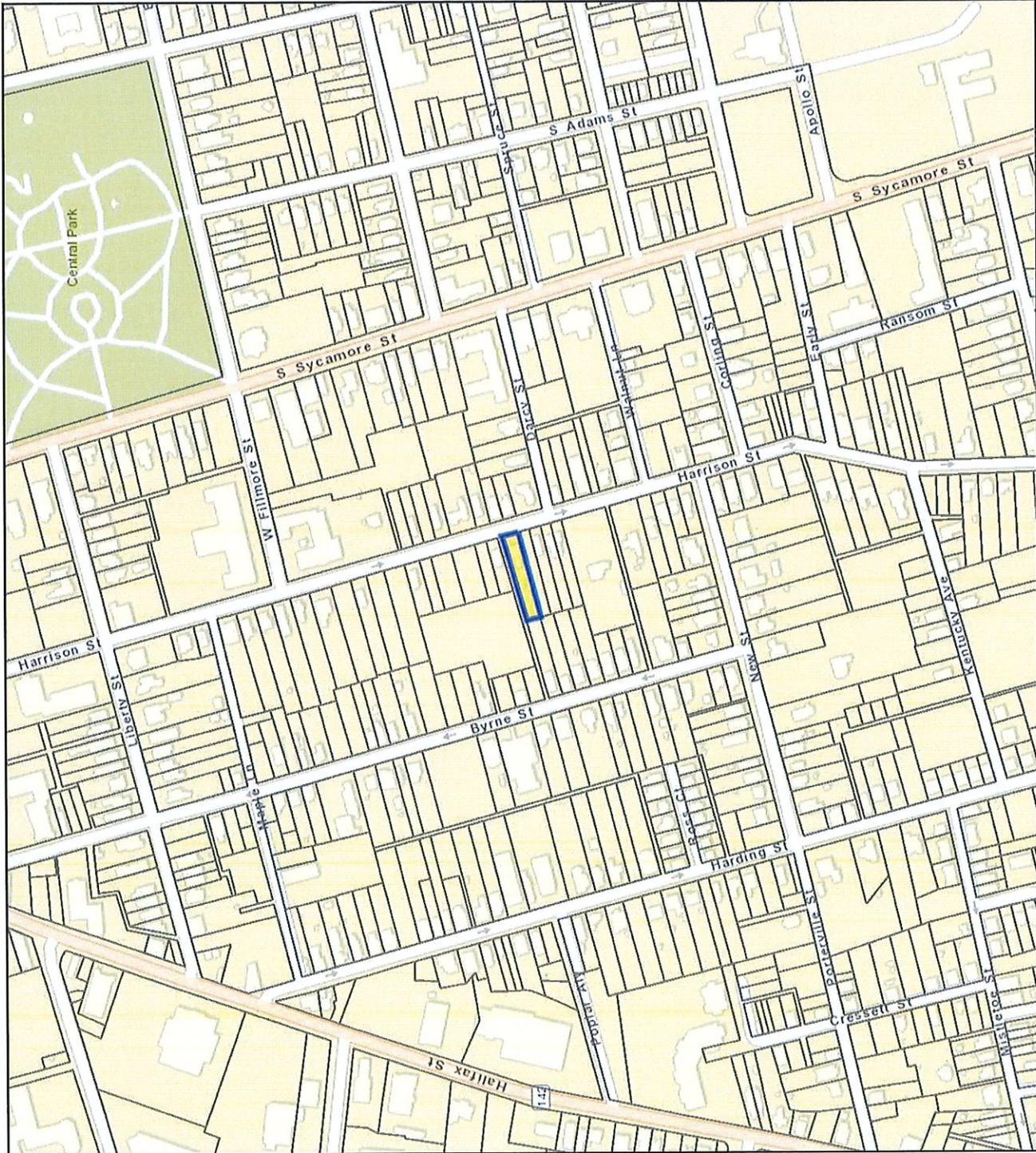
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

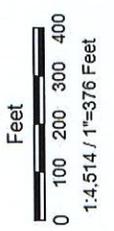
- County Boundaries
- Parcels



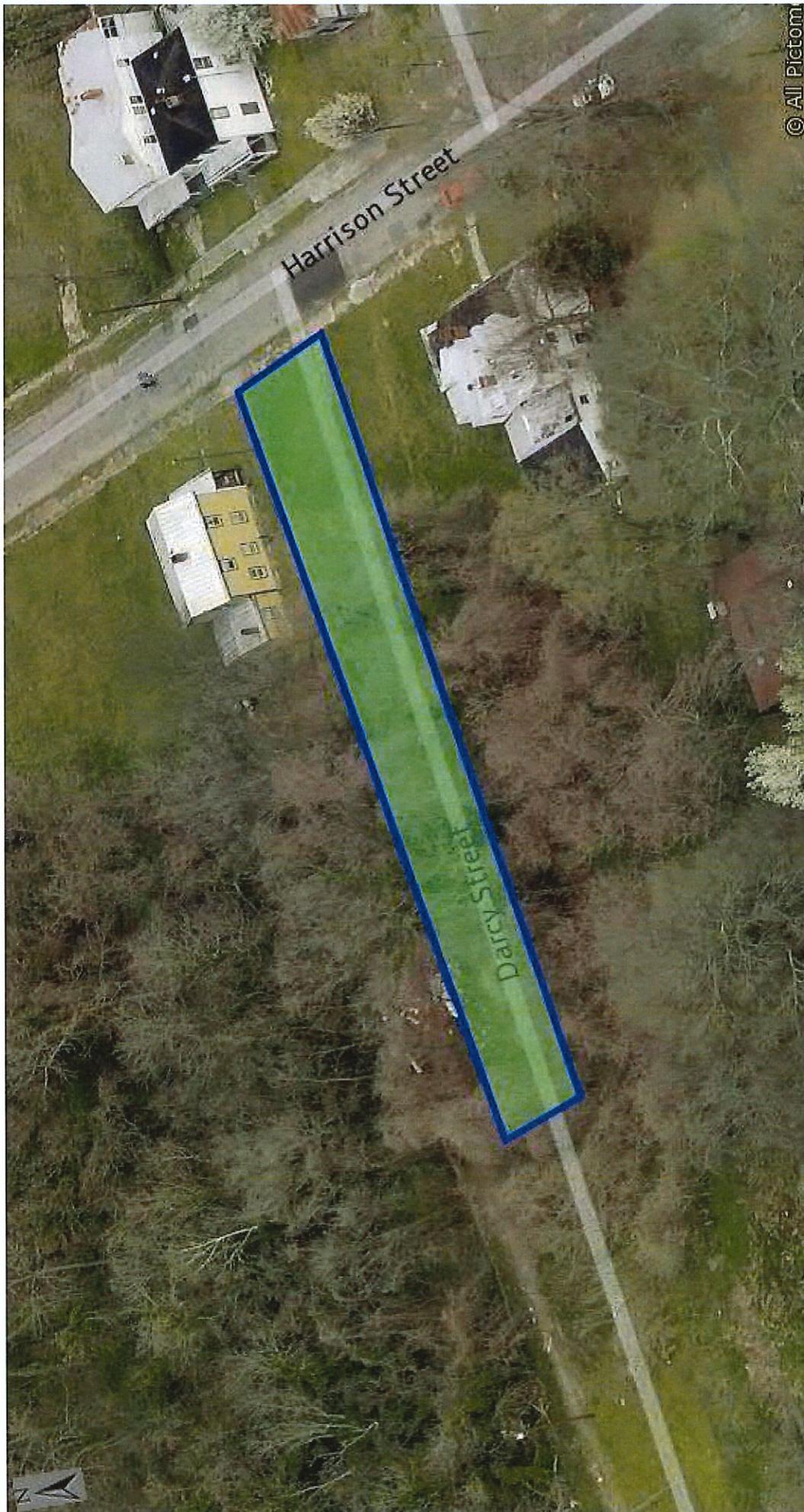
Date: 4/7/2021

Parcel #: 031050010

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450 Harrison St



Petersburg, Virginia

Parcel: 031050011

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	452 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.155	City Ward:	5
Legal Description:	PARCEL ONE 30' X 225'	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ravenscrof	Primary Service Area:	
Assessment Neighborhood Name:	Ravenscrof	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	11/22/2005	\$7,500	2005-5628

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300

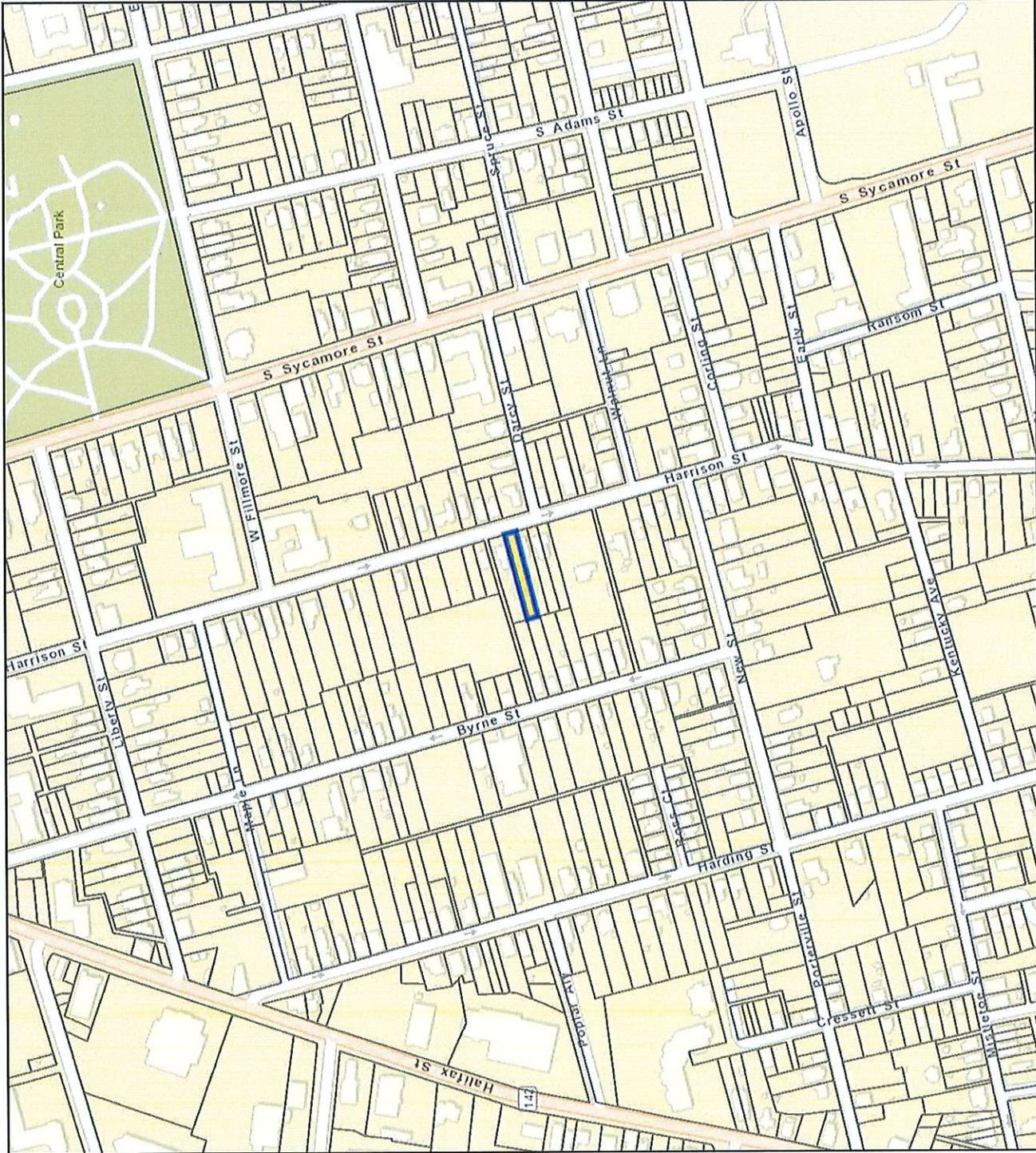
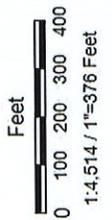
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels

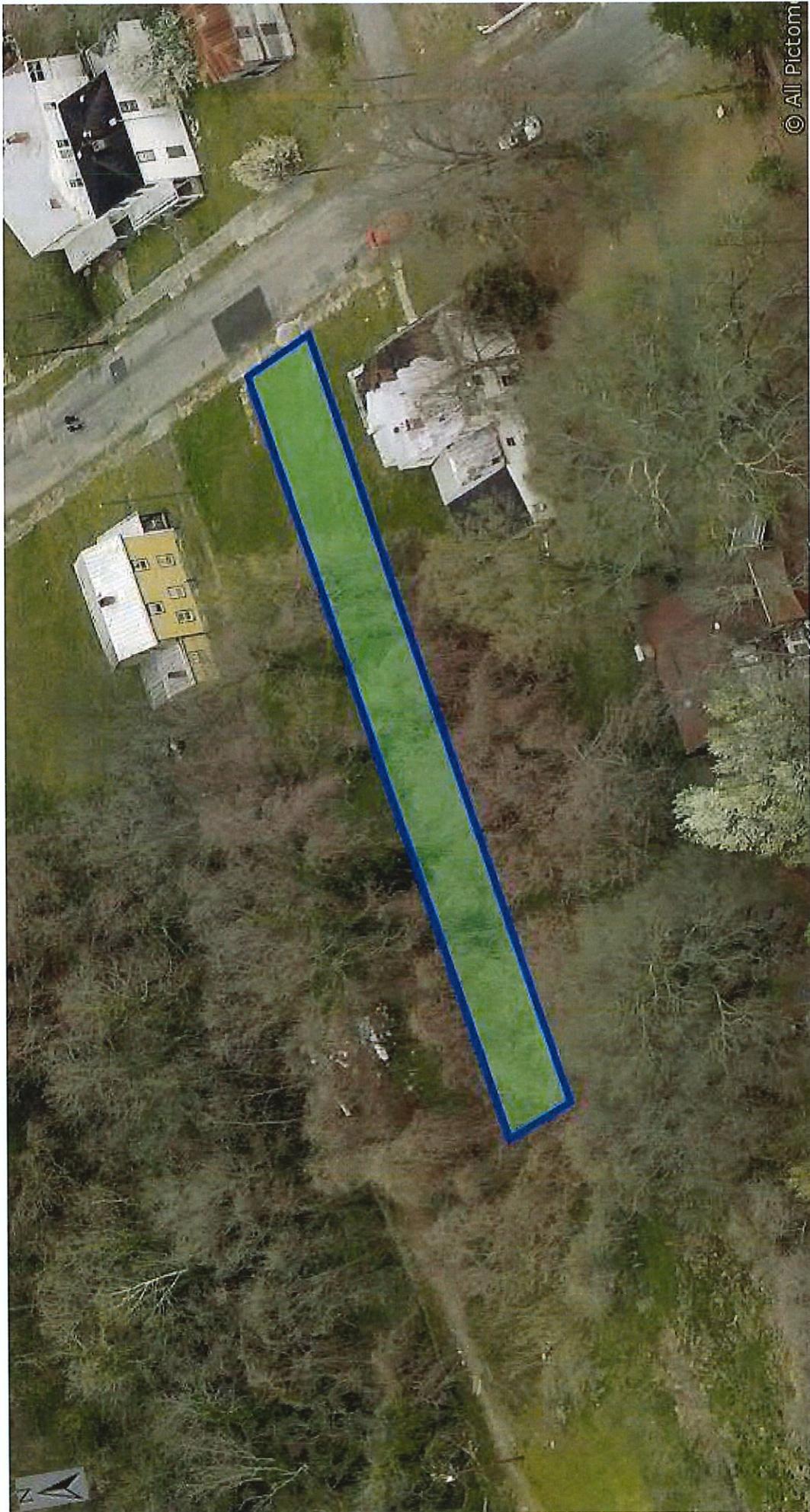


Parcel #: 031050011

Date: 4/7/2021

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452 Harrison St



Attachment #1 Detailed Project Budget

**Poplar Lawn Harrison Street Single Family Homownership
Project Budget Summary**

Development Sources and Uses

Development Costs	Source 1	Source 2	Source 3	Total
	Sales Proceeds	Foundation Grants	Agency Grants	
Property Acquisition Cost		71,400.00		71,400.00
Site Preparation/Engineering		14,000.00		14,000.00
Home Construction	1,279,625.00	610,375.00		1,890,000.00
Marketing/Realtor Commissions	74,500.00			74,500.00
Buyer Assistance Grants			50,000.00	50,000.00
Construction Interest Financing	15,875.00			15,875.00
Developer Overhead	120,000.00			120,000.00
Totals	\$1,490,000.00	\$695,775.00	\$50,000.00	\$2,235,775.00

Sources and Uses Per House

Address	Source 1	Source 2	Source 3	Total
	Sales Proceeds	Foundation Grants	Agency Grants (Closing Cost)	
427 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
429 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
431 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
432 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
435 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
437 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
438 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
440 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
450 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
452 Harrison Street	149,000.00	69,577.50	5,000.00	223,577.50
	\$1,490,000.00	\$695,775.00	\$50,000.00	\$2,235,775.00

Project:HOMES Single Family Home Development 1999-present

Address	Municipality	Zipcode	Type	Fiscal Year	% AMI	DOT	CLT	Race
2903 Falling Creek Avenue	Chesterfield	23234	Renovation	1999-2000	60-80	\$120,000.00		w
522 Vaden Drive	Richmond	23225	Renovation	1999-2000	60-80	\$120,000.00		b
12654 Staffordshire Road	Midlothian	23113	Renovation	1999-2000	60-80	\$120,000.00		b
1417 Green Pasture Road	Henrico	23150	Renovation	1999-2000	60-80	\$120,000.00		b
1811 North Junaluska Drive	Richmond	23225	Renovation	1999-2000	60-80	\$120,000.00		w
3800 Sunora Drive	Chesterfield	23234	Renovation	2000-2001	60-80	\$120,000.00		b
3016 Hey Road	Richmond	23224	Renovation	2000-2001	60-80	\$120,000.00		w
7426 Sandlewood Drive	Chesterfield	23235	Renovation	2000-2001	60-80	\$125,000.00		b
9811 Kingussle Lane	Chesterfield	23236	Renovation	2000-2001	60-80	\$130,000.00		b
3106 Zion Street	Chesterfield	23234	Renovation	2000-2001	60-80	\$120,000.00		b
124 Wentachee Road	Chesterfield	23236	Renovation	2000-2001	60-80	\$120,000.00		b
117 North Arch Road	Chesterfield	23236	Renovation	2001-2002	60-80	\$120,000.00		w
801 West 49th Street	Richmond	23225	Renovation	2001-2002	50-60	\$90,000.00		w
1104 Fourquare Lane	Richmond	23222	Renovation	2001-2002	60-80	\$90,000.00		b
2347 Stratford Road	Richmond	23225	Renovation	2001-2002	60-80	\$120,000.00		b
1622 Limerick Drive	Richmond	23225	Renovation	2001-2002	60-80	\$120,000.00		w
3861 Fauquier Avenue	Richmond	23227	Renovation	2001-2002	60-80	\$140,000.00		w
3100 South Battlebridge Drive	Henrico	23224	Renovation	2002-2003	60-80	\$120,000.00		b
2508 Haviland Drive	Richmond	23229	Renovation	2002-2003	60-80	\$120,000.00		b
617 Forkland Drive	Chesterfield	23235	Renovation	2002-2003	60-80	\$120,000.00		b
7001 Miami Avenue	Henrico	23226	Renovation	2002-2003	60-80	\$120,000.00		w
2908 Kenwood Avenue	Henrico	23228	Renovation	2002-2003	60-80	\$120,000.00		w
7605 Three Chopt Road	Henrico	23229	Renovation	2003-2004	60-80	\$135,000.00		b
9503 Gardenia Drive	Henrico	23228	Renovation	2003-2004	60-80	\$130,000.00		b
7722 Balla Court	Henrico	23228	Renovation	2003-2004	60-80	\$130,000.00		b
528 North 1st Street	Richmond	23219	Shell Renovation	2004-2005	60-80	\$215,000.00		w
518 North 1st Street	Richmond	23219	Shell Renovation	2004-2005	60-80	\$215,000.00		b
520 North 1st Street	Richmond	23219	Shell Renovation	2005-2006	50-60	\$199,000.00		b
522 1/2 North 1st Street	Richmond	23219	Shell Renovation	2005-2006	50-60	\$199,000.00		b
8313 Vernelle Lane	Henrico	23229	Renovation	2005-2006	60-80	\$120,000.00		b
8312 Shannon Hill Road	Henrico	23229	Renovation	2005-2006	60-80	\$120,000.00		w
8511 Middle Loop	Chesterfield	23235	Renovation	2005-2006	60-80	\$120,000.00		b
1750 West Leigh Street	Richmond	23236	Shell Renovation	2006-2007	60-80	\$225,000.00		b
1752 West Leigh Street	Richmond	23220	Shell Renovation	2006-2007	60-80	\$225,000.00		b
2611 Melbourne Drive	Richmond	23225	Renovation	2006-2007	60-80	\$140,000.00		w
2511 Bells Road	Richmond	23234	Renovation	2007-2008	60-80	\$100,000.00		b
1583 Mt Vernon Street	Petersburg	23805	Renovation	2007-2008	60-80	\$120,000.00		b
2005 Mansion Avenue	Richmond	23224	New Construction	2007-2008	50-60	\$85,000.00	DOT	w
1737 Claiborne Street	Richmond	23220	New Construction	2008-2009	80-100	\$199,000.00		b
1601 Winder Street	Richmond	23220	New Construction	2008-2009	80-100	\$199,000.00		w
710 North 1st Street	Richmond	23219	New Construction	2008-2009	80-100	\$210,000.00	DOT	w
2302 Williamsburg Road	Henrico	23231	Shell Renovation	2008-2009	60-80	\$145,000.00	DOT	b
210 North Virginia Avenue	Henrico	23223	New Construction	2009-2010	60-80	\$158,000.00	DOT	b
214 North Virginia Avenue	Henrico	23223	New Construction	2009-2010	60-80	\$158,000.00	DOT	b
218 North Virginia Avenue	Henrico	23223	New Construction	2009-2010	60-80	\$158,000.00	DOT	w
1400 Willis Street	Richmond	23224	Shell Renovation	2009-2010	60-80	\$110,000.00	DOT	b
1315 Willis Street	Richmond	23224	Shell Renovation	2010-2011	60-80	\$110,000.00	DOT	b
806 North 27th Street	Richmond	23223	Shell Renovation	2010-2011	60-80	\$185,000.00	DOT	w
808 North 27th Street	Richmond	23223	New Construction	2010-2011	60-80	\$185,000.00	DOT	w
810 North 27th Street	Richmond	23223	New Construction	2010-2011	60-80	\$185,000.00	DOT	w
812 North 27th Street	Richmond	23223	New Construction	2010-2011	60-80	\$185,000.00	DOT	w
814 North 27th Street	Richmond	23223	New Construction	2010-2011	60-80	\$185,000.00	DOT	w
308 West Leigh Street	Richmond	23219	Shell Renovation	2011-2012	80-100	\$205,000.00	DOT	w
1213 West Leigh Street	Richmond	23220	Shell Renovation	2011-2012	60-80	\$185,000.00	DOT	w
1409 Porter Street	Richmond	23224	New Construction	2011-2012	80-100	\$210,000.00		w
1413 Porter Street	Richmond	23224	New Construction	2011-2012	80-100	\$210,000.00		w
1740 West Leigh Street	Richmond	23220	Shell Renovation	2011-2012	60-80	\$165,000.00	DOT	w
3112 Dillyn Court	Henrico	23222	New Construction	2011-2012	60-80	\$140,000.00	DOT	b
3108 Dillyn Court	Henrico	23222	New Construction	2011-2012	60-80	\$140,000.00	DOT	b
1432 Minefee Street	Richmond	23224	New Construction	2011-2012	50-60	\$100,000.00	DOT	b
822 North 27th Street	Richmond	23223	Shell Renovation	2012-2013	60-80	\$145,000.00	DOT	b
824 North 27th Street	Richmond	23223	Shell Renovation	2012-2013	60-80	\$145,000.00	DOT	w
826 North 27th Street	Richmond	23223	Shell Renovation	2012-2013	60-80	\$145,000.00	DOT	w
1203 Willow Street	Richmond	23222	Shell Renovation	2012-2013	50-60	\$85,000.00	DOT	b
1201 Spruce Street	Richmond	23222	Shell Renovation	2012-2013	60-80	\$85,000.00	DOT	b
2219 1st Avenue	Richmond	23222	Shell Renovation	2012-2013	60-80	\$79,000.00	DOT	b
828 North 27th Street	Richmond	23223	Shell Renovation	2012-2013	60-80	\$145,000.00	DOT	w
830 North 27th Street	Richmond	23223	Shell Renovation	2012-2013	60-80	\$145,000.00	DOT	w
1201 Willow Street	Richmond	23222	Shell Renovation	2012-2013	60-80	\$85,000.00	DOT	b
2711 Henrico Drive	Richmond	23222	Renovation	2013-2014	50-60	\$85,000.00		w
1110 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	50-60	\$99,000.00	DOT	w
1112 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	80-100	\$99,000.00	DOT	b
1114 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	60-80	\$99,000.00	DOT	b
1116 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	60-80	\$99,000.00	DOT	b
1118 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	80-100	\$99,000.00	DOT	w
1120 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	60-80	\$99,000.00	DOT	w
1122 North 31st Street	Richmond	23223	Shell Renovation	2013-2014	60-80	\$99,000.00	DOT	w

1310 North 27th Street	Richmond	23223	Shell Renovation	2013-2014	60-80	\$167,000.00	DOT	a
109 Chuck Road	Henrico	23223	New Construction	2013-2014	60-80	\$140,000.00	DOT	b
112 Chuck Road	Henrico	23223	New Construction	2013-2014	50-60	\$140,000.00	DOT	b
108 Chuck Road	Henrico	23223	New Construction	2013-2014	60-80	\$140,000.00	DOT	b
105 Chuck Road	Henrico	23223	New Construction	2013-2014	60-80	\$140,000.00	DOT	b
1322 North 28th Street	Richmond	23222	Shell Renovation	2014-2015	80-100	\$159,000.00		w
1305 North 26th Street	Richmond	23223	New Construction	2014-2015	60-80	\$165,000.00	DOT	w
2608 P Street	Richmond	23223	Shell Renovation	2014-2015	60-80	\$165,000.00	DOT	w
1308 North 27th Street	Richmond	23223	Shell Renovation	2014-2015	60-80	\$165,000.00	DOT	w
1314 North 27th Street	Richmond	23223	New Construction	2014-2015	50-60	\$165,000.00	DOT	b
1320 1/2 North 27th Street	Richmond	23223	New Construction	2014-2015	60-80	\$165,000.00	DOT	w
1339 North 27th Street	Richmond	23223	New Construction	2014-2015	60-80	\$165,000.00		w
1318 North 28th Street	Richmond	23223	New Construction	2014-2015	80-100	\$165,000.00	DOT	w
1302 North 26th Street	Richmond	23223	New Construction	2014-2015	60-80	\$165,000.00	DOT	b
1304 North 26th Street	Richmond	23223	New Construction	2014-2015	60-80	\$165,000.00	DOT	b
3109 Dillyn Court	Henrico	23222	New Construction	2014-2015	60-80	\$140,000.00	DOT	b
3101 Dillyn Court	Henrico	23222	New Construction	2014-2015	60-80	\$140,000.00	DOT	b
1314 North 28th Street	Richmond	23223	New Construction	2014-2015	80-100	\$165,000.00		w
1316 North 28th Street	Richmond	23223	New Construction	2014-2015	80-100	\$165,000.00		w
1307 North 28th Street	Richmond	23223	Shell Renovation	2014-2015	80-100	\$165,000.00		w
2028 Moore Street	Richmond	23221	New Construction	2014-2015	60-80	\$160,000.00	DOT	b
2032 Moore Street	Richmond	23221	New Construction	2014-2015	60-80	\$160,000.00	DOT	w
2017 Moore Street	Richmond	23221	New Construction	2014-2015	60-80	\$160,000.00	DOT	w
1850 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$165,000.00	DOT	w
1856 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$165,000.00	DOT	a
2035 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$165,000.00	DOT	w
2039 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$165,000.00	DOT	w
2018 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$169,000.00	DOT	b
2022 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$169,000.00	DOT	w
2026 Moore Street	Richmond	23221	New Construction	2015-2016	60-80	\$169,000.00	DOT	w
1320 North 27th Street	Richmond	23223	New Construction	2015-2016	60-80	\$165,000.00	DOT	w
1318 North 27th Street	Richmond	23223	New Construction	2015-2016	60-80	\$165,000.00	DOT	w
1321 North 26th Street	Richmond	23223	New Construction	2015-2016	60-80	\$169,000.00	DOT	w
1325 North 26th Street	Richmond	23223	New Construction	2015-2016	60-80	\$169,000.00	DOT	b
1315 North 26th Street	Richmond	23223	New Construction	2015-2016	60-80	\$165,000.00	DOT	mr
1007 North 27th Street	Richmond	23223	Shell Renovation	2015-2016	60-80	\$174,000.00	DOT	w
1009 North 27th Street	Richmond	23223	Shell Renovation	2015-2016	60-80	\$174,000.00	DOT	b
1704 Rose Ave	Richmond	23222	New Construction	2015-2016	60-80	\$169,000.00	DOT	b
1706 Rose Ave	Richmond	23222	New Construction	2015-2016	60-80	\$169,000.00	DOT	w
1712 Rose Ave	Richmond	23222	New Construction	2015-2016	60-80	\$169,000.00	DOT	w
1716 Rose Ave	Richmond	23222	New Construction	2015-2016	60-80	\$169,000.00	DOT	w
737 Arnold Avenue	Richmond	23222	New Construction	2015-2016	50-60	\$85,000.00		w
2105 Ingram Avenue	Richmond	23224	New Construction	2016-2017	50-60	\$100,000.00		b
204 Kalmia	Henrico	23075	Modular New Construction	2016-2017	60-80	\$135,000.00	DOT	b
1329 North 28th	Richmond	23223	New Construction	2016-2017	60-80	\$150,000.00		b
1331 North 28th	Richmond	23223	New Construction	2016-2017	60-80	\$150,000.00	DOT	b
1318 North 26th	Richmond	23223	New Construction	2016-2017	60-80	\$170,000.00	DOT	w
1337 North 26th	Richmond	23223	New Construction	2016-2017	60-80	\$170,000.00	DOT	w
1103 Liegh	Richmond	23220	New Construction	2016-2017	60-80	\$184,000.00	DOT	w
1107 Liegh	Richmond	23220	New Construction	2016-2017	60-80	\$184,000.00	DOT	w
1118 Catherine	Richmond	23220	New Construction	2016-2017	60-80	\$184,000.00	DOT	w
1128 Catherine	Richmond	23220	New Construction	2016-2017	60-80	\$184,000.00	DOT	w
1110 Catherine	Richmond	23220	New Construction	2016-2017	60-80	\$184,000.00	DOT	B
1114 Catherine	Richmond	23220	New Construction	2016-2017	60-80	\$184,000.00	DOT	w
1700 Rose	Richmond	23222	New Construction	2016-2017	60-80	\$179,000.00	DOT	b
1725 Bainbridge	Richmond	23224	Shell Renovation	2016-2017	50-60	\$135,000.00	DOT	b
2012 Albany	Richmond	23224	Shell Renovation	2017-2018	60-80	\$140,000.00	DOT	w
2020 Albany	Richmond	23224	Shell Renovation	2017-2018	60-80	\$140,000.00	DOT	b
1326 North 26th	Richmond	23223	New Construction	2017-2018	60-80	\$185,000.00	DOT	w
1114 North 26th	Richmond	23223	New Construction	2017-2018	80-100	\$180,000.00	DOT CLT	b
22 King	Richmond	23222	New Construction	2017-2018	60-80	\$165,000.00		b
1705 Maury	Richmond	23224	Renovation	2017-2018	60-80	\$170,000.00	DOT	w
1722 Stockton	Richmond	23224	Renovation	2017-2018	60-80	\$155,000.00	DOT	b
1323 North 28th	Richmond	23223	New Construction	2017-2018	60-80	\$170,000.00		w
1207 North 27th	Richmond	23223	New Construction	2017-2018	80-100	\$170,000.00		b
1217 North 29th	Richmond	23223	New Construction	2017-2018	60-80	\$170,000.00	DOT	w
1614 Sewell	Richmond	23222	Shell Renovation	2017-2018	60-80	\$185,000.00	DOT	b
2013 Venable	Richmond	23223	Shell Renovation	2017-2018	60-80	\$185,000.00	DOT	w
2015 Venable	Richmond	23223	Shell Renovation	2017-2018	60-80	\$185,000.00	DOT	w
1109 Catherine	Richmond	23221	New Construction	2017-2018	60-80	\$185,000.00	DOT	w
1117 Catherine	Richmond	23221	New Construction	2017-2018	60-80	\$185,000.00	DOT	w
1205 Catherine	Richmond	23221	New Construction	2017-2018	60-80	\$185,000.00	DOT	w
1211 Catherine	Richmond	23221	New Construction	2017-2018	60-80	\$185,000.00	DOT	w
1804 Boston	Richmond	23224	Renovation	2017-2018	60-80	\$160,000.00	DOT	w
1723 Bainbridge	Richmond	23224	New Construction	2017-2018	60-80	\$180,000.00	DOT	mr
1200 Dance	Richmond	23221	Renovation	2017-2018	60-80	\$185,000.00	DOT	mr
1700 Maury	Richmond	23224	Renovation	2017-2018	60-80	\$160,000.00	DOT	b
1702 Maury	Richmond	23224	Renovation	2017-2018	60-80	\$160,000.00	DOT	w
1801 Maury	Richmond	23224	Renovation	2017-2018	60-80	\$160,000.00	DOT	w
1903 Maury	Richmond	23224	Renovation	2018-2019	60-80	\$167,000.00	DOT	w
1201 Wallace	Richmond	23221	Renovation	2018-2019	60-80	\$185,000.00	DOT	w
1607 Blair	Richmond	23221	Shell Renovation	2018-2019	60-80	\$169,000.00	DOT CLT	w
1104 Eggleston	Richmond	23221	Shell Renovation	2018-2019	60-80	\$185,000.00	DOT	CLT w
901 Sumpter	Richmond	23221	Shell Renovation	2018-2019	60-80	\$167,000.00	DOT	CLT w
903 Sumpter	Richmond	23221	Shell Renovation	2018-2019	60-80	\$167,000.00	DOT	CLT b
1223 North 29 th	Richmond	23223	New Construction	2018-2019	80-100	\$200,000.00		CLT w
1225 North 29 th	Richmond	23223	New Construction	2018-2019	80-100	\$200,000.00	DOT CLT	b

1722 Rose	Richmond	23222	New Construction	2018-2019	60-80	\$185,000.00	DOT	w
1728 Rose	Richmond	23222	New Construction	2018-2019	60-80	\$185,000.00	DOT	b
16 Fells	Richmond	23222	New Construction	2018-2019	60-80	\$185,000.00	DOT	b
2 King	Richmond	23222	New Construction	2018-2019	60-80	\$175,000.00	DOT	w
2011 Albany	Richmond	23224	New Construction	2018-2019	60-80	\$165,000.00	DOT	b
4 North Ivy	Henrico	23075	Shell Renovation	2018-2019	60-80	\$185,000.00	DOT	w
3100 Pineland	Chesterfield		New Construction	2018-2019	60-80	\$165,000.00	DOT	w
1615 Winder	Richmond	23221	Shell Renovation	2018-2019	60-80	\$185,000.00	DOT CLT	mr
1505 New York	Richmond	23221	Shell Renovation	2018-2019	60-80	\$177,000.00	CLT	w
1501 New York	Richmond	23221	Shell Renovation	2018-2019	60-80	\$177,000.00	CLT	w
1507 New York	Richmond	23221	Shell Renovation	2018-2019	60-80	\$177,000.00	CLT	w
1511 Kansas	Richmond	23221	Shell Renovation	2018-2019	60-80	\$177,000.00	CLT	w
2006 Maury	Richmond	23224	Renovation	2018-2019	60-80	\$161,000.00	DOT	b
2002 Maury	Richmond	23224	Renovation	2019-2020	60-80	\$161,000.00		b
2010 Albany	Richmond	23224	New Construction	2019-2020	60-80	\$175,000.00	DOT	w
1904 Maury	Richmond	23224	Renovation	2019-2020	60-80	\$167,000.00		b
20 King Street	Richmond	23222	New Construction	2019-2020	50-60	\$189,000.00	DOT	b
1209.5 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$190,000.00	DOT	w
1207.5 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$185,000.00	DOT	b
1205.5 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$185,000.00	DOT	w
1115 Randolph	Richmond	23221	Shell Renovation	2019-2020	60-80	\$174,000.00	CLT	w
1205 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$185,000.00	DOT	w
1207 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$185,000.00	DOT	w
1203.5 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$185,000.00	DOT	b
1113 Randolph	Richmond	23221	Shell Renovation	2019-2020	60-80	\$174,000.00	CLT	w
19 South Elm	Henrico	23075	New Construction	2019-2020	60-80	\$165,000.00	DOT	b
2415 Everett	Richmond	23224	Modular New Construction	2019-2020	60-80	\$130,000.00		b
1130 Randolph	Richmond	23221	Shell Renovation	2019-2020	60-80	\$174,000.00	CLT	w
120 Holly	Henrico	23221	Shell Renovation	2019-2020	60-80	\$135,000.00	DOT	w
1702 Jaqueline	Richmond	23221	Shell Renovation	2019-2020	60-80	\$192,000.00	CLT	mr
900 Harrison	Richmond	23221	New Construction	2019-2020	60-80	\$189,000.00		w
1216 Catherine	Richmond	23221	New Construction	2019-2020	60-80	\$215,000.00	DOT	w
1209 Leigh	Richmond	23221	New Construction	2019-2020	60-80	\$185,000.00	DOT	mr
1700 Jaqueline	Richmond	23221	Shell Renovation	2019-2020	60-80	\$192,000.00	CLT	w
1704 Jaqueline	Richmond	23221	Shell Renovation	2019-2020	60-80	\$192,000.00	CLT	w
1121 Meade	Richmond	23221	Shell Renovation	2019-2020	60-80	\$174,000.00	CLT	w
2006 Barton	Richmond	23222	New Construction	2019-2020	60-80	\$215,000.00	DOT	mr
1117 Meade	Richmond	23221	Shell Renovation	2019-2020	60-80	\$174,000.00	CLT	w
1903 Greenwood	Richmond	23222	New Construction	2020-2021	60-80	\$215,000.00	DOT	b
1905 Greenwood	Richmond	23222	New Construction	2020-2021	60-80	\$215,000.00	DOT	w
2117 Barton	Richmond	23222	New Construction	2020-2021	60-80	\$215,000.00	DOT	w
10 King	Richmond	23222	New Construction	2020-2021	60-80	\$190,000.00	DOT	b
1404 Colorado	Richmond	23223	Shell Renovation	2020-2021	60-80	\$174,000.00	CLT	w
1710 Jaqueline Street	Richmond	23223	Shell Renovation	2020-2021	60-80	\$192,000.00	CLT	w
1203 Idlewood Avenue	Richmond	23223	Shell Renovation	2020-2021	60-80	\$200,000.00	DOT	w
1506 Kansas Avenue	Richmond	23223	Shell Renovation	2020-2021	60-80	\$185,000.00	CLT	w
24 North Juniper	Henrico	23075	Modular New Construction	2020-2021	60-80	\$185,000.00	CLT	b
19 North Ivy	Henrico	23075	Modular New Construction	2020-2021	60-80	\$185,000.00	CLT	b
1707 Albany	Richmond	23224	Renovation	2020-2021	60-80	\$185,000.00		b
1820 Maury	Richmond	23224	Renovation	2020-2021	60-80	\$185,000.00		b
1803 Maury	Richmond	23224	Renovation	2020-2021	60-80	\$185,000.00		b
1202 Dance	Richmond	23221	Renovation	2020-2021	60-80	\$185,000.00		b
1301 Dance	Richmond	23221	Renovation	2020-2021	60-80	\$185,000.00		w
1203 Wallace	Richmond	23221	Renovation	2020-2021	60-80	\$185,000.00		b
1401 Lakeview	Richmond	23221	Renovation	2020-2021	60-80	\$185,000.00		b
418 north 23rd	Richmond	23223	New Construction	2020-2021	50-60	\$155,000.00	CLT	b
1611 Montlero	Richmond	23222	Shell Renovation	2020-2021	60-80	\$190,000.00		w
1606 Sewell	Richmond	23222	Shell Renovation	2020-2021	60-80	\$185,000.00		w
1801 Texas	Richmond	23221	Shell Renovation	2021-2021	60-80	\$185,000.00		b

Average Sales Price	\$160,636.77
Total Secondary Financing	135
Total Renovations	51
Total Shell Renovations	68
Total Modular New Construction	4
Total new Construction	100
Grand Total Single Family	223

Annual Income		
50-60	15	7%
60-80	191	86%
80-100	17	8%
Total	223	100%

Community Land Trust Units	26
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Homebuyer Race		
White	119	53%
Black	95	43%
Multi racial	7	3%
Asian	2	1%
Total	223	100%



Poplar Lawn Harrison Street Single Family Homeownership

Proposal for the purchase of city-owned parcels and the development of 10 single family homes

Business Plan

Site Plan and Elevations

Attachments:

- 1 Detailed project Budget
- 2 project:HOMES Audited Financial Statements for FY2019
- 3 project:HOMES Single Family Development Experience
- 4 Harrison Street Site Plan PDF

Poplar Lawn Harrison Street Single Family Homeownership

Business Plan

- 1) **Summary:** This proposal involves the construction of 10 new, historically appropriate single-family homes on nine vacant parcels owned by the City of Petersburg in the 400 Block of Harrison street in the Poplar Lawn neighborhood. The completed homes will be sold to owner-occupant homeowners with incomes between 80-100% of the area median. This project will build on the continuing success of the PNR Initiative implemented by project:HOMES and supported by The Cameron, Cabell and Parsons Foundations, and Virginia Local Initiative Services Corporation (LISC). The PNR Initiative is currently supporting the renovation and sale of six historic single family homes along Liberty, Harrison and D'Arcy streets. This project, like the PNR initiative will leverage project:HOMES' extensive single-family affordable homeownership experience with grant funding from foundations that are committed to the further improvement of the Poplar Lawn neighborhood and increased homeownership opportunities in Petersburg.
- 2) **Company Description:** Project:HOMES was founded in 1992 as Elderhomes by the Capitol Area Agency on Aging and will celebrate it's 29th successful year of operation in 2021. Our mission is to improve lives by improving homes for low income, elderly, and disabled persons in the Greater Richmond and Tri-Cities area. Since our inception, we have built, rehabilitated, repaired and/or weatherized more than 10,000 homes in central Virginia. To date, Project:HOMES has renovated or built over 235 homes that have been sold to new homebuyers in the Cities of Richmond and Petersburg and the Counties of Henrico and Chesterfield (1999-2021).

Project:HOMES received recognition from the Historic Petersburg Foundation for the successful renovation and sale of the historic home at 1356 Liberty Street and has won four Golden Hammer awards from the Historic Richmond Foundation for historic renovation and new construction projects built in historic neighborhoods of Richmond including Church Hill, Southern Barton heights, Carver and Blackwell. In 2019, project:HOMES was awarded the Innovative Project of the Year by the Home Builders Association of Virginia for the solar homes built in the 1200 block of Leigh street. That project, like the one in this proposal was a partnership between local government, project:HOMES and private and public funding sources. Since 2010, Project:HOMES has been recognized for consistently producing high quality, energy efficient renovated and newly constructed infill homes. Photos and project profiles can be found at www.projecthomes.org and are included in our Single Family Housing Development Experience document attached to this proposal. Project:HOMES is a certified Community Housing Development Organization (CHDO) and has been approved by HUD to provide down payment, closing cost, and rehabilitation assistance with a second lien.

Project:HOMES has an established infrastructure of project management staff and approved contractors to complete various levels of home renovation and repair. An organizational chart is attached to this proposal, as are resumes of relevant staff. For new construction homes, Project:HOMES has developed a diverse portfolio of single family home designs that have been designed to be architecturally appropriate for specific neighborhoods. These designs have been designed to meet zoning requirements and standards for the Architectural Review Board.

Project:HOMES acts as the developer and general contractor on all of its single family projects. Each home is assigned to a Project Manager who is personally responsible for all compliance, materials and labor that go into the project. This personal attention and direct accountability allows for greater control over the thousands of details that make up a new home. The end result is a high quality home that has superior finishes, high energy efficiency, accurate historic detail and adds lasting value for the homeowner and the neighborhood.

3) **Project Budget:** Additional Detail is provided as Attachment #4 of this proposal

Development Sources and Uses

Development Costs	Source 1	Source 2	Source 3	Total
	Sales Proceeds	Foundation Grants	Agency Grants	
Property Acquisition Cost		71,400.00		71,400.00
Site Preparation/Engineering		14,000.00		14,000.00
Home Construction	1,279,625.00	610,375.00		1,890,000.00
Marketing/Realtor Commissions	74,500.00			74,500.00
Buyer Assitance Grants			50,000.00	50,000.00
Construction Interest Financing	15,875.00			15,875.00
Developer Overhead	120,000.00			120,000.00
Totals	\$1,490,000.00	\$695,775.00	\$50,000.00	\$2,235,775.00

4) **Proposed Parcels and Purchase Prices:** This proposal allows for the purchase of the following nine city-owned parcels at full assessed value:

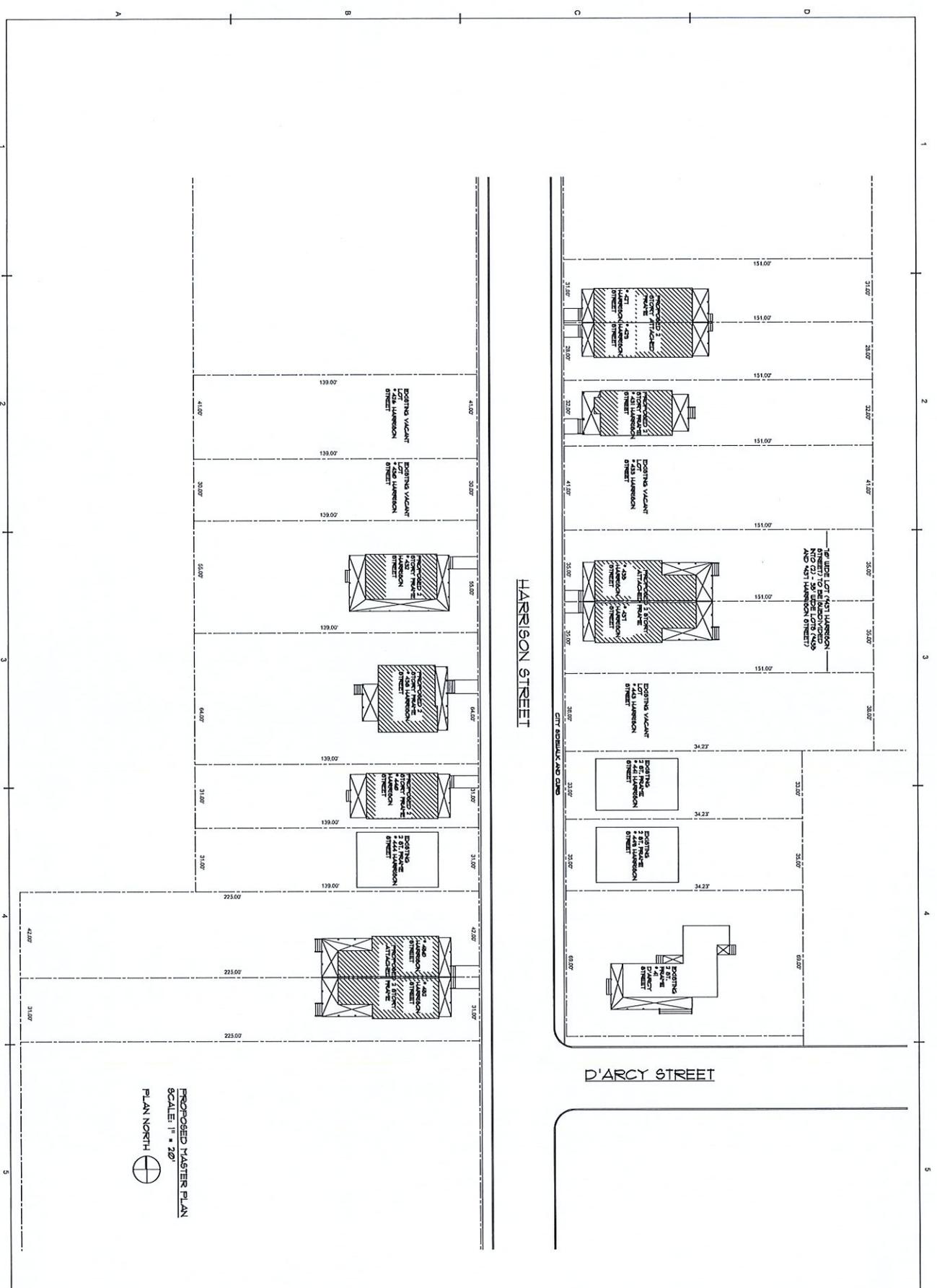
Address	Parcel ID	Purchase Price/Assessed Value
427 Harrison Street	031-06020	5,900
429 Harrison Street	031-06019	8,300
431 Harrison Street	031-06018	5,900
432 Harrison Street	031-05006	9,500
437 Harrison Street	031-06016	13,800
438 Harrison Street	031-05007	8,300
440 Harrison Street	031-05018	5,300
450 Harrison Street	031-05010	8,100
452 Harrison Street	031050011	6,300
Total		\$71,400

5) **Marketing Plan:** Project:HOMES will market the completed homes to eligible homebuyers with annual incomes between 80% and 100% of the area median as calculated by HUD. Project:HOMES will use the following methods to reach potential buyers:

- The properties will be listed on our website at www.projecthomes.org

- A listing agreement will be signed with a full-time, licensed Realtor and the properties will be listed for sale on the Multiple Listing Service
- Property information packets will be provided to Housing, Housing Opportunities Made Equal, the Virginia Department of Housing and Community Development and Virginia Housing for buyers enrolled in their Homebuyer Education and Counseling programs. Representatives from Project:HOMES will be available to attend homebuyer education workshops hosted by these agencies.
- Properties will be listed on Zillow, Redfin and realtor.com
- Open Houses and events

6) **Project Timeline:** Applications for required zoning compliance and variances can begin immediately upon acquisition. Building Permit and Architectural Review Board applications can begin upon zoning approval. The homes will be constructed in phases, modulated by demand and funding availability. Project:HOMES estimates that all homes could be completed and sold within 3 years of the purchase of the parcels.



PROPOSED MASTER PLAN
 SCALE: 1" = 20'
 PLAN NORTH

Sheet	MP-1
of	1
DATE	03/21/2021

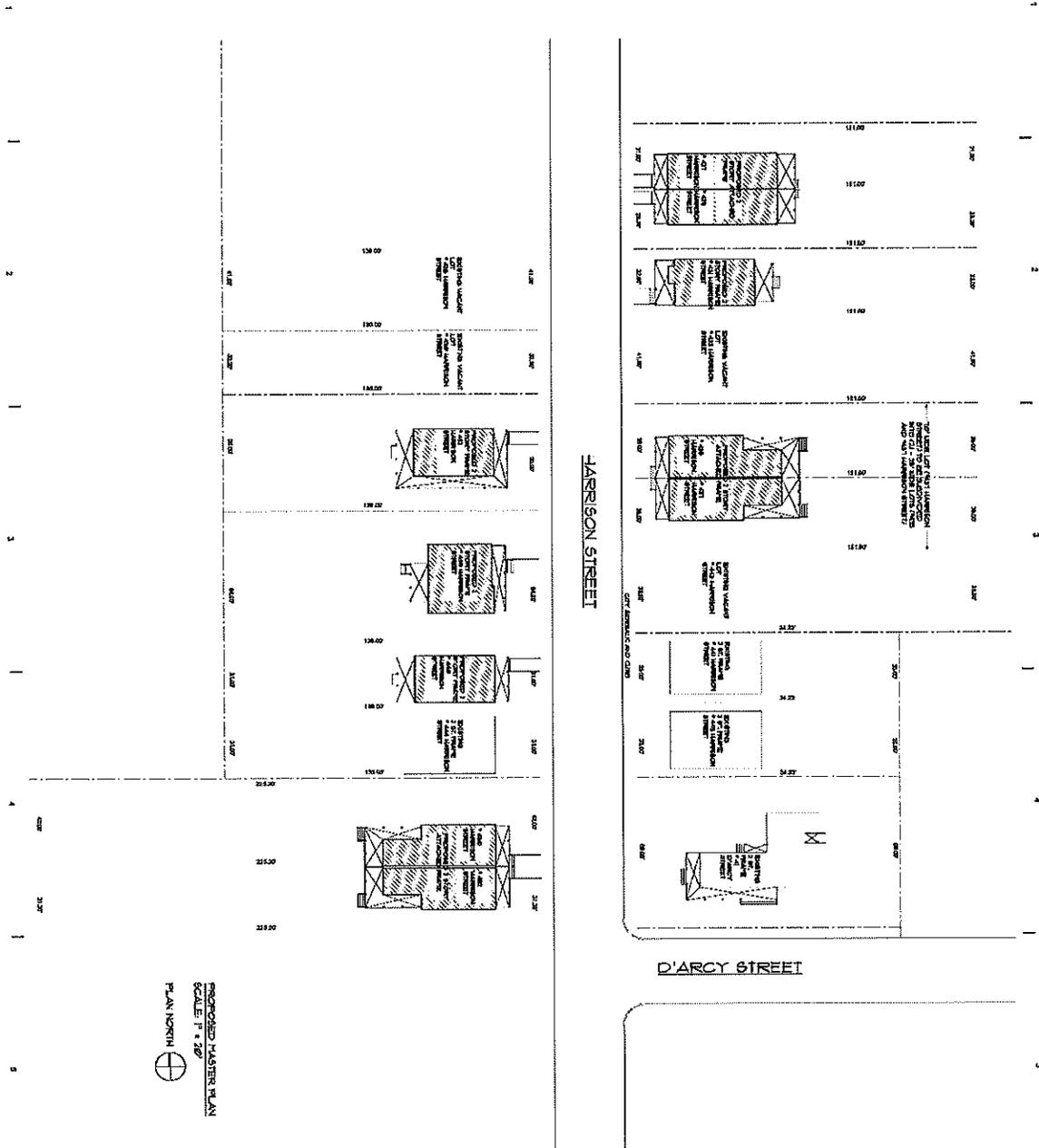
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2	04/14/21 MASTERPLAN
3	04/14/21 MASTERPLAN
4	04/14/21 MASTERPLAN
5	04/14/21 MASTERPLAN
6	04/14/21 MASTERPLAN
7	04/14/21 MASTERPLAN
8	04/14/21 MASTERPLAN
9	04/14/21 MASTERPLAN
10	04/14/21 MASTERPLAN

master plan
427 THROUGH 452 HARRISON STREET
 PETERSBURG, VIRGINIA
 PREPARED FOR PROJECT:HOMES

DAVID E. MINN, LLC
 Residential design
 10132 BERRYVADE PLACE
 GLEN ALLEN, VIRGINIA 22060

Poplar Lawn Harrison Street Single Family Homeownership

Site Development Plan/Home Floorplans and Elevations



PROPOSED MASTER PLAN
SCALE: 1" = 20'
PLAN NORTH

MP-1
Sheet 1 of 1
5/20/2017

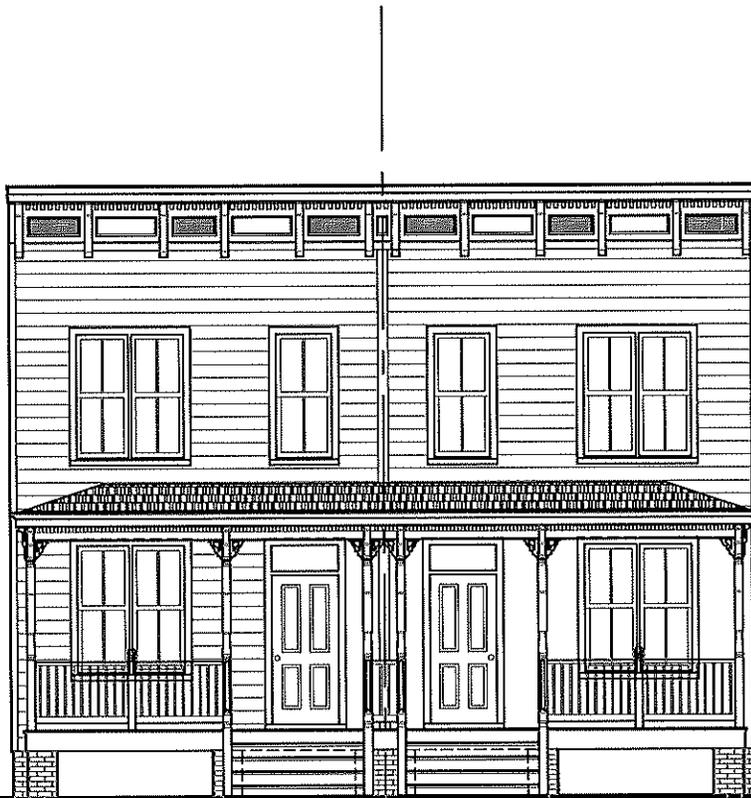
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4	5/20/17	ISSUED FOR PERMITS
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99	5/20/17	ISSUED FOR PERMITS
100	5/20/17	ISSUED FOR PERMITS

master plan
427 THROUGH 452 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECTHOMES

DAVID E. BURN, LLC
Professional Design
1012 BERNARDINE PLACE
GLEN ALLEN, VIRGINIA 23060

new two-family residence
427 | 429 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



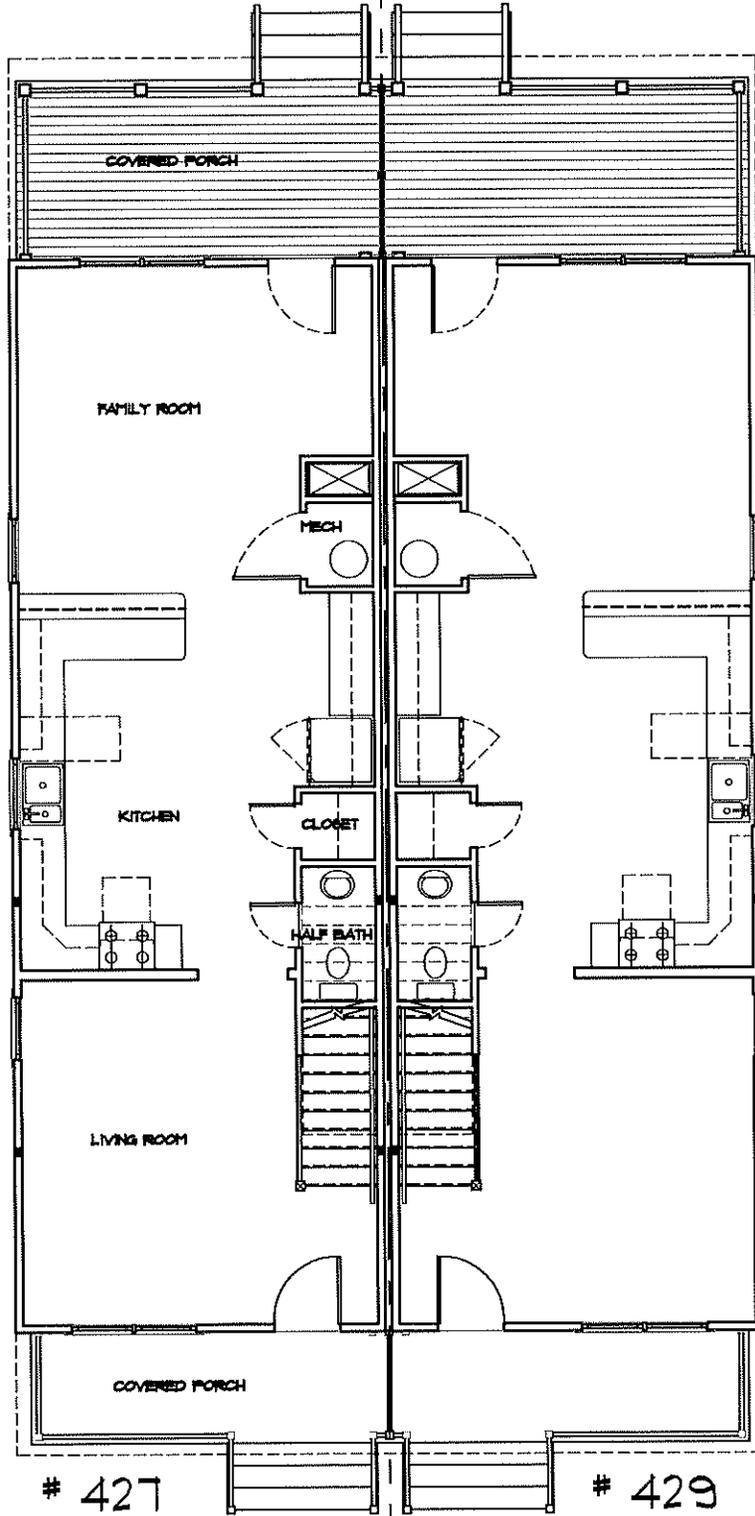
427

429

WEST ELEVATION

new two-family residence
427 | 429 HARRISON STREET

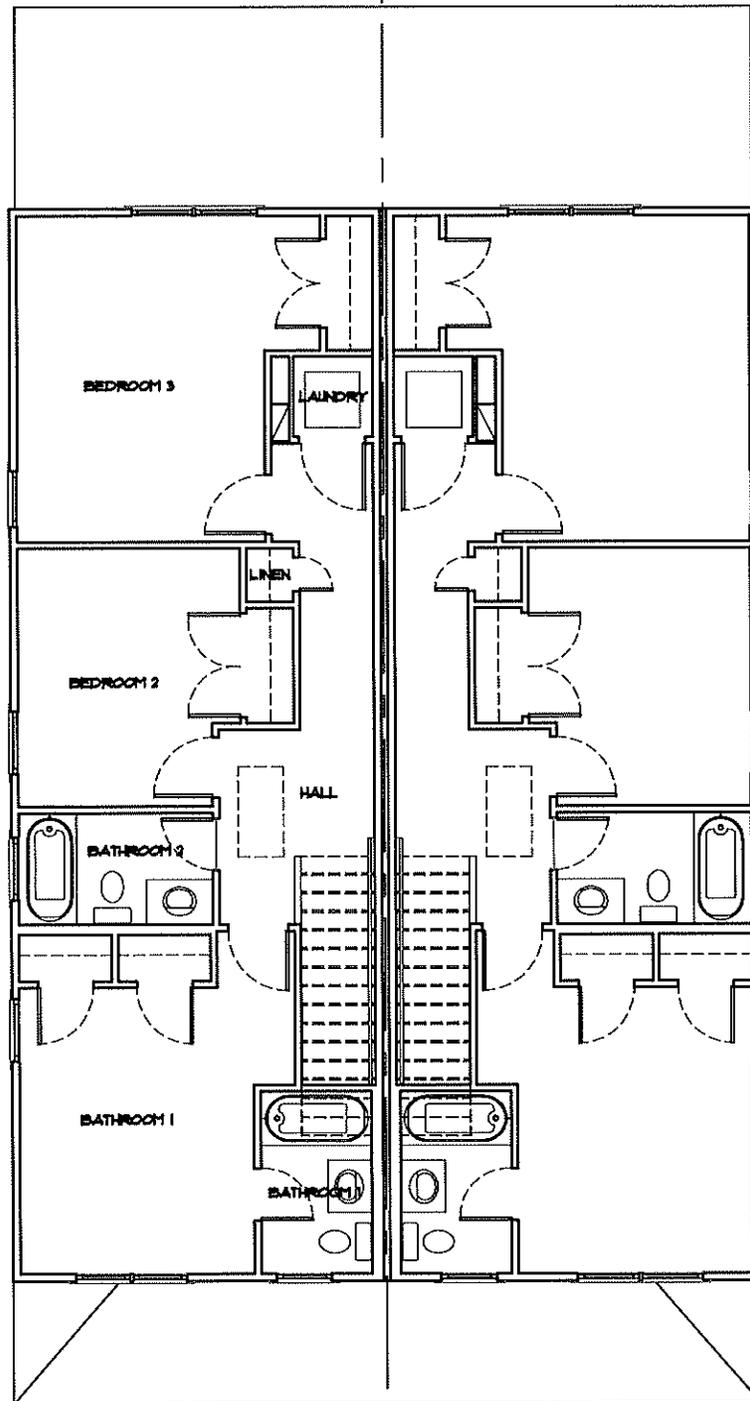
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



1ST FLOOR PLAN

new two-family residence
427 | 429 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



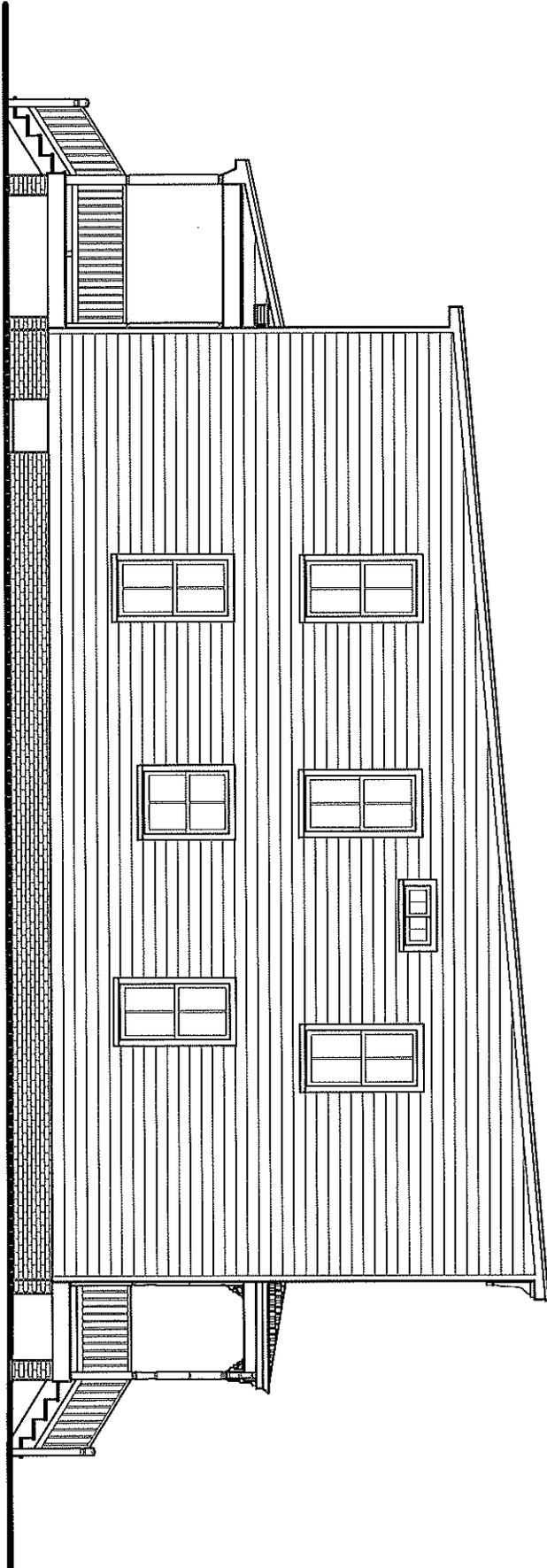
429

427

2ND FLOOR PLAN

new two-family residence
427 | 429 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES

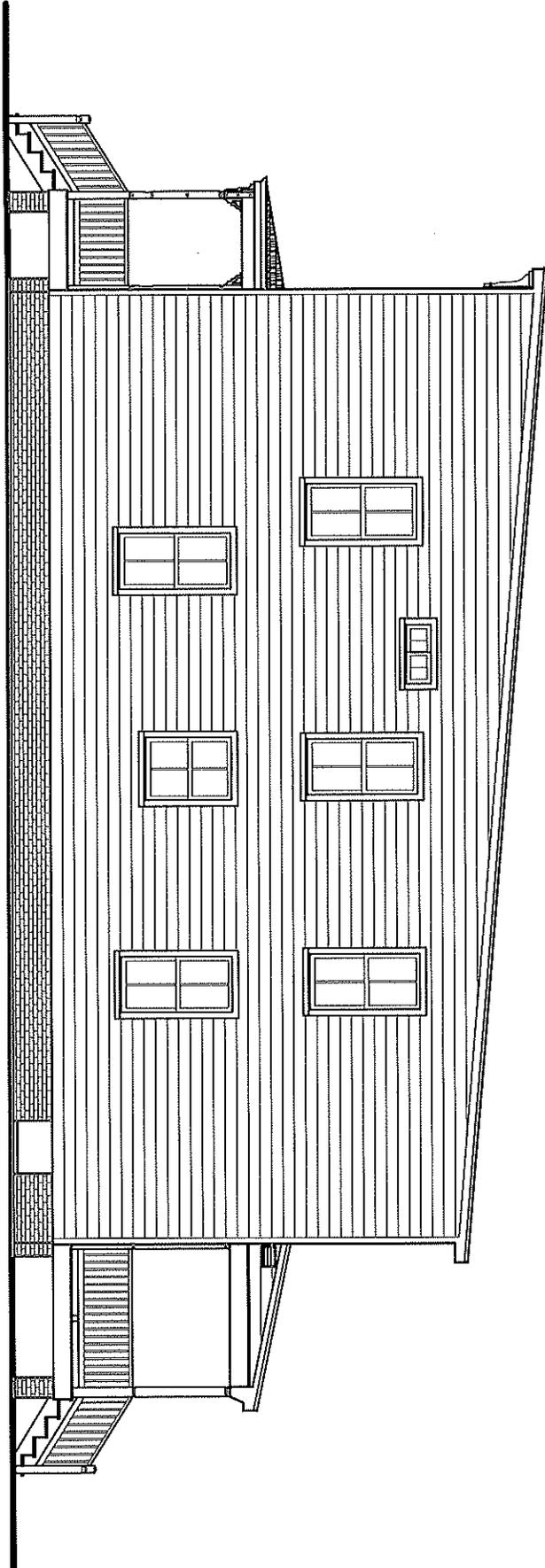


427

NORTH ELEVATION

new two-family residence
427 / 429 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



429

SOUTH ELEVATION

new two-family residence
427 | 429 HARRISON STREET

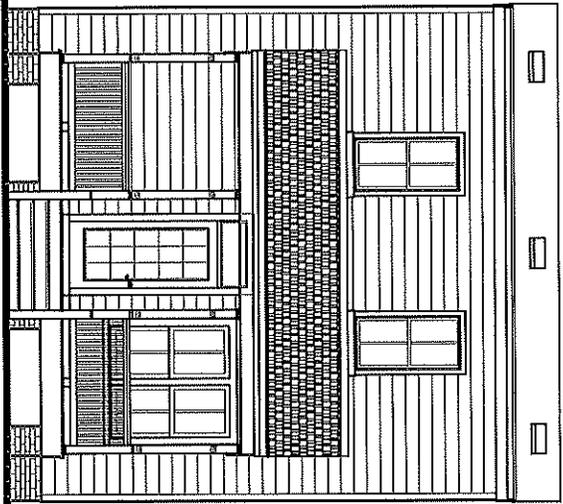
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single - family residence
431 HARRISON STREET

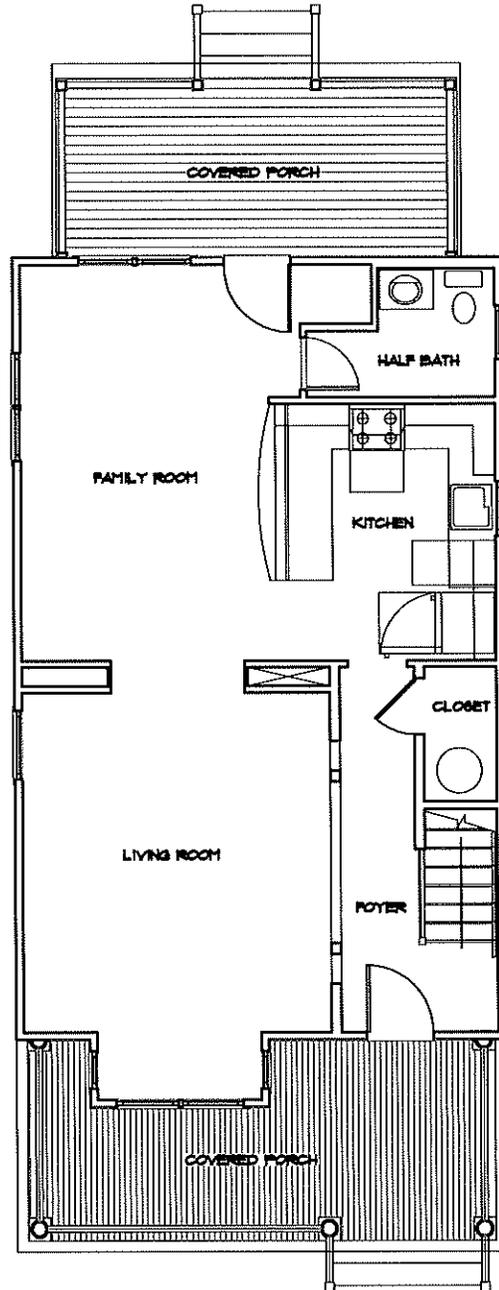
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single - family residence
431 HARRISON STREET

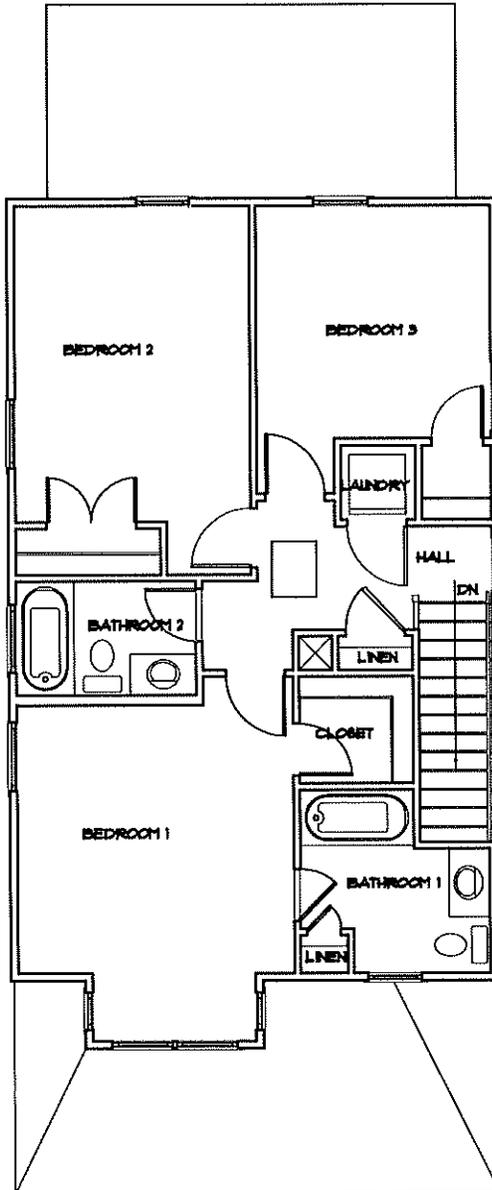
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



FIRST FLOOR

new single - family residence
431 HARRISON STREET

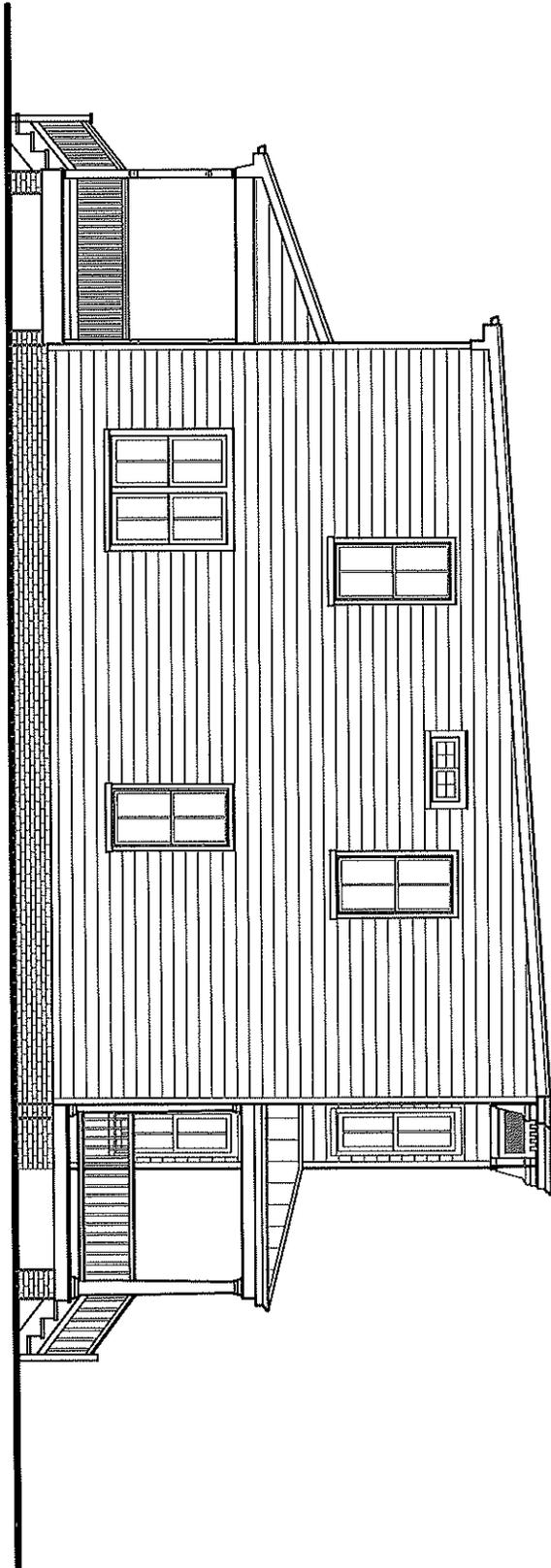
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



SECOND FLOOR

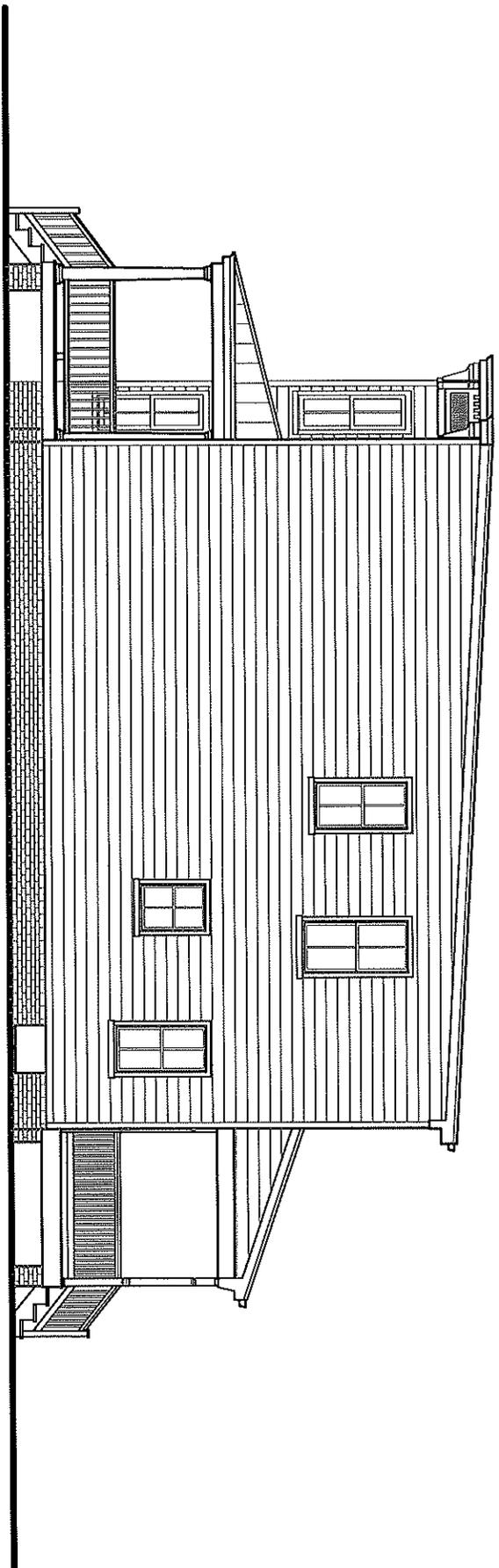
new single - family residence
431 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



NORTH ELEVATION

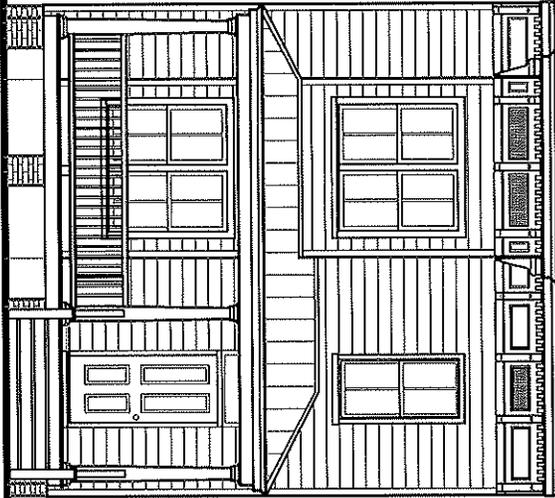
new single - family residence
431 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



SOUTH ELEVATION

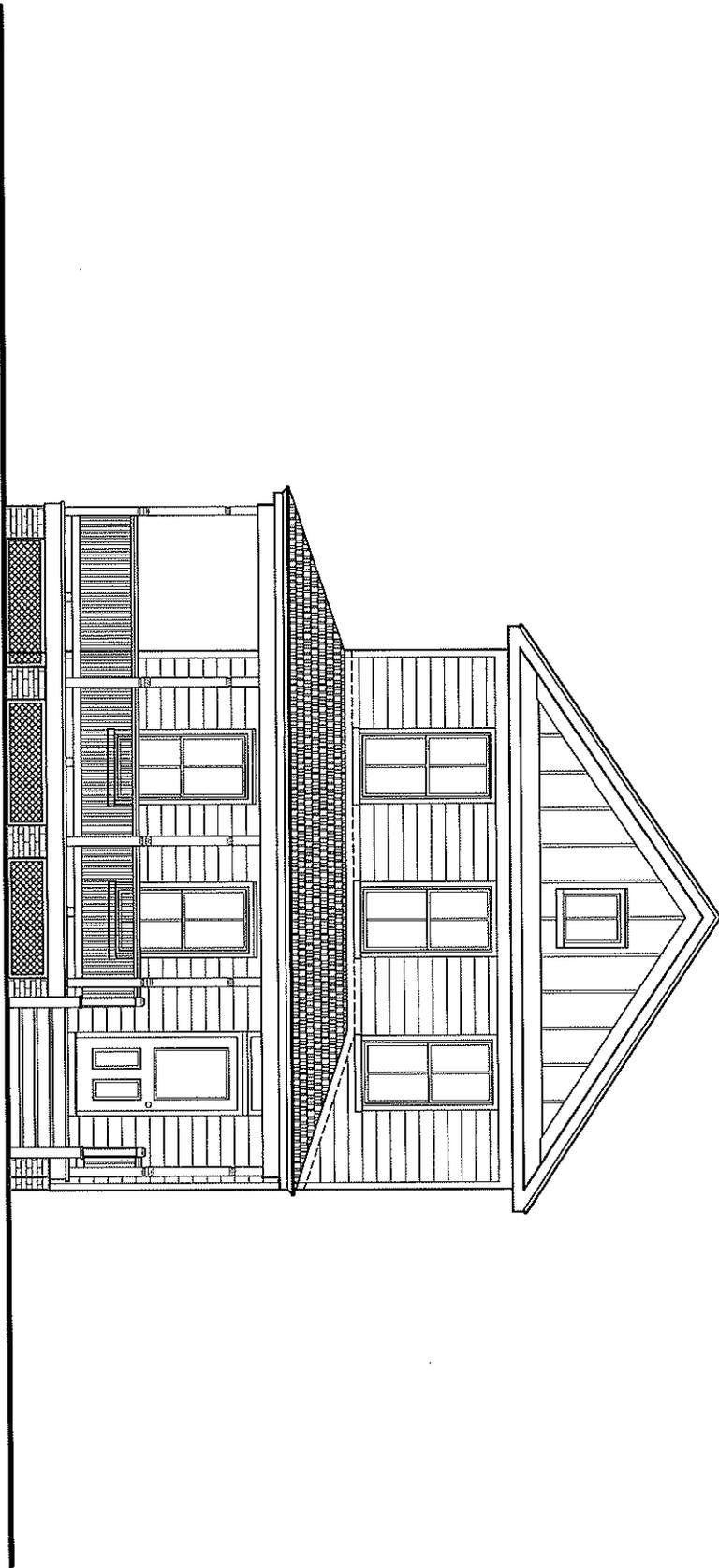
new single - family residence
431 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

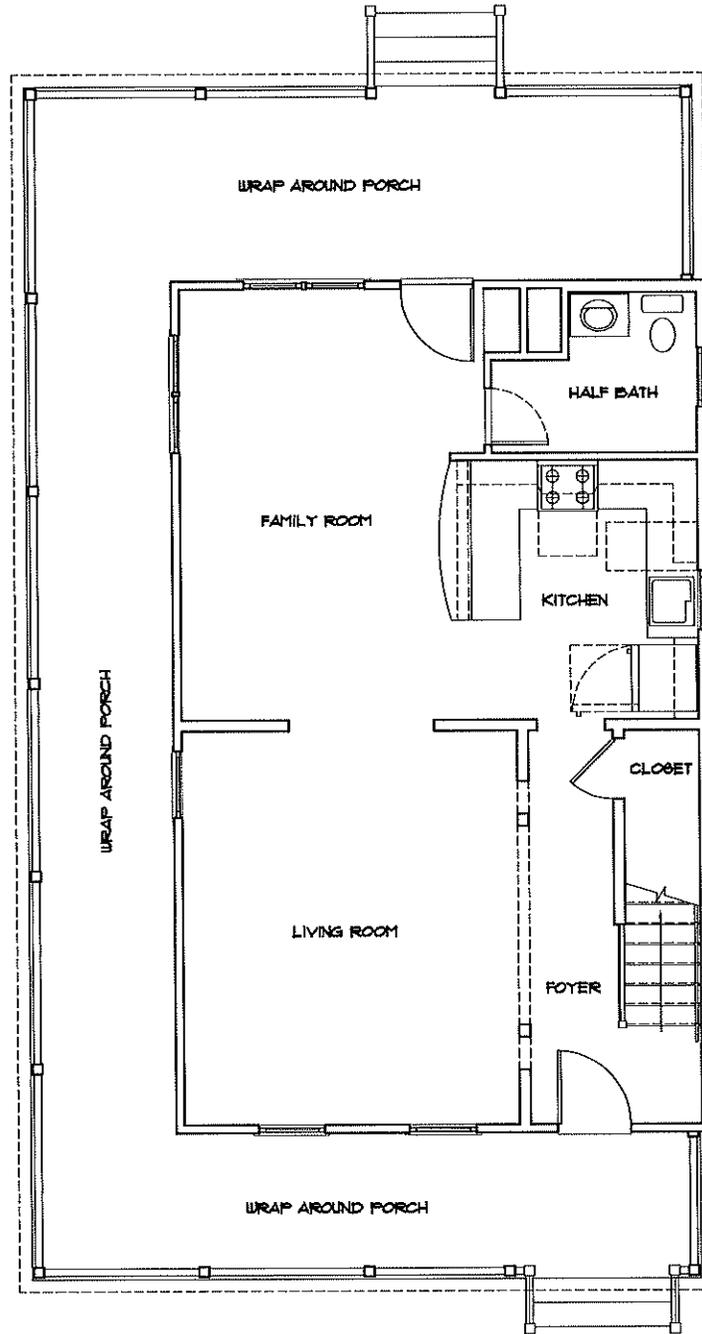
new single - family residence
432 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



EAST ELEVATION

**new single - family residence
432 HARRISON STREET**

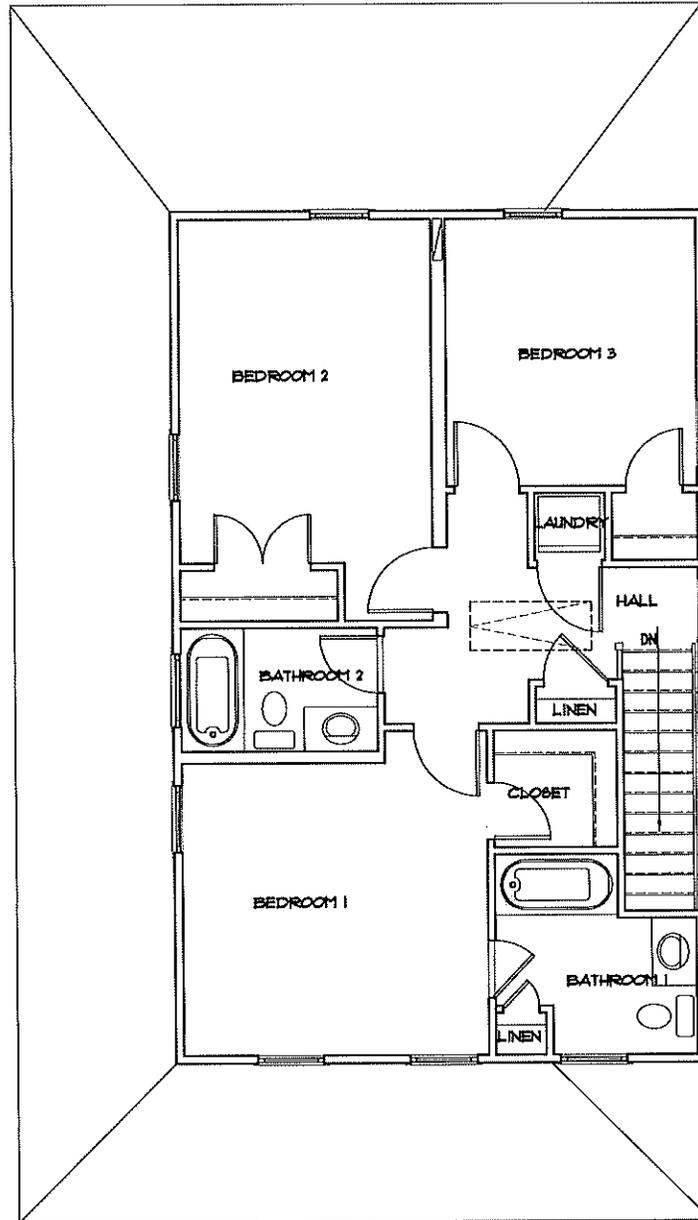
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



FIRST FLOOR PLAN

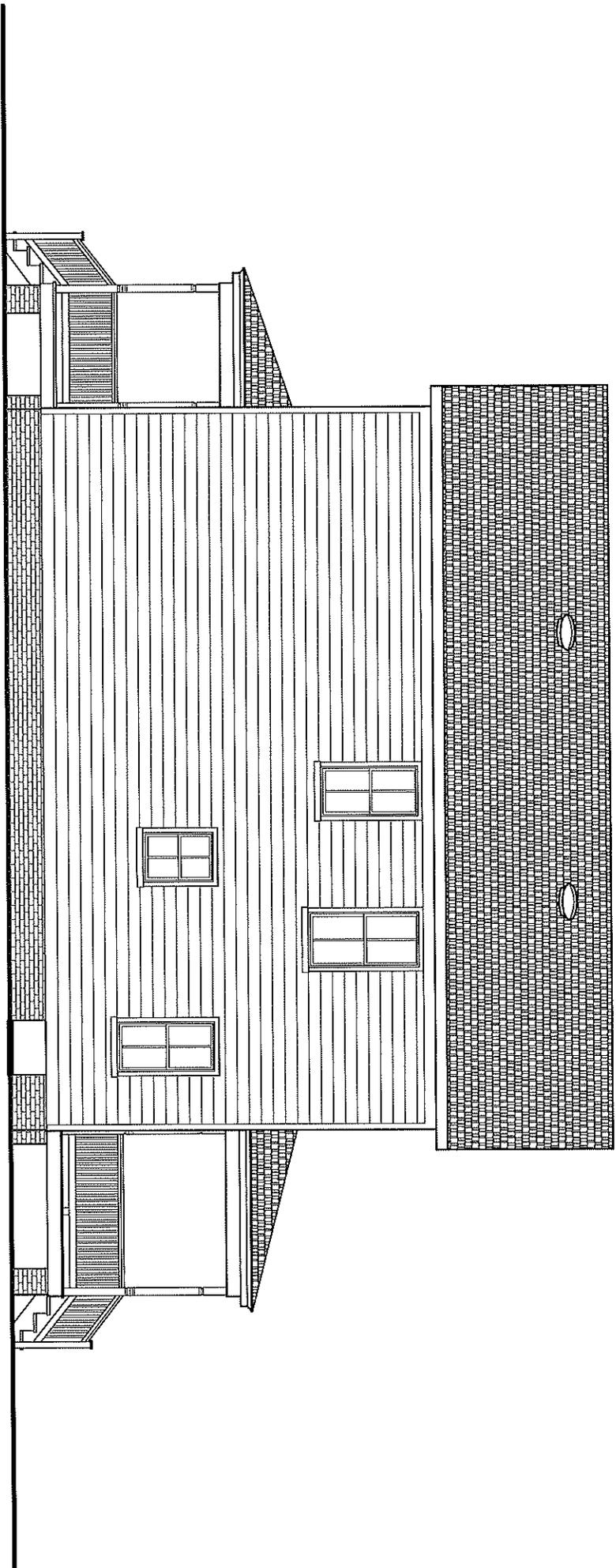
**new single - family residence
432 HARRISON STREET**

**PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES**



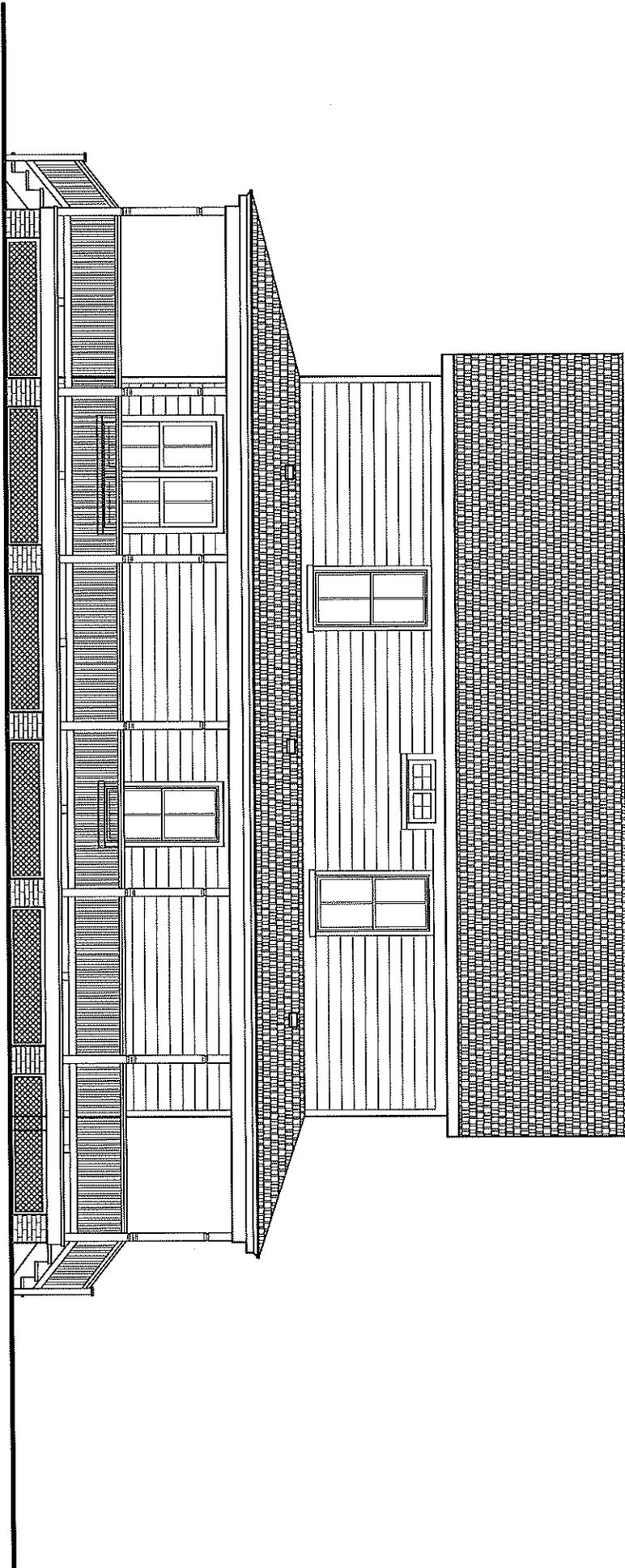
SECOND FLOOR PLAN

new single - family residence
432 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



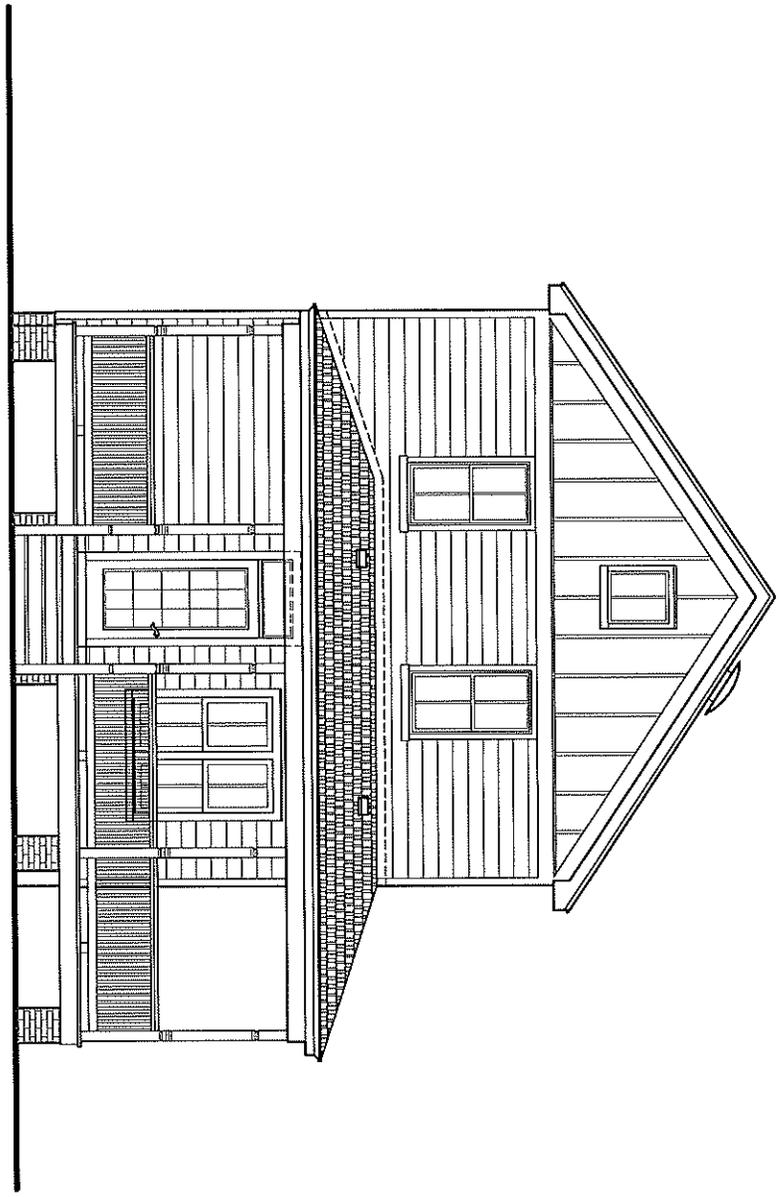
NORTH ELEVATION

new single - family residence
432 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



SOUTH ELEVATION

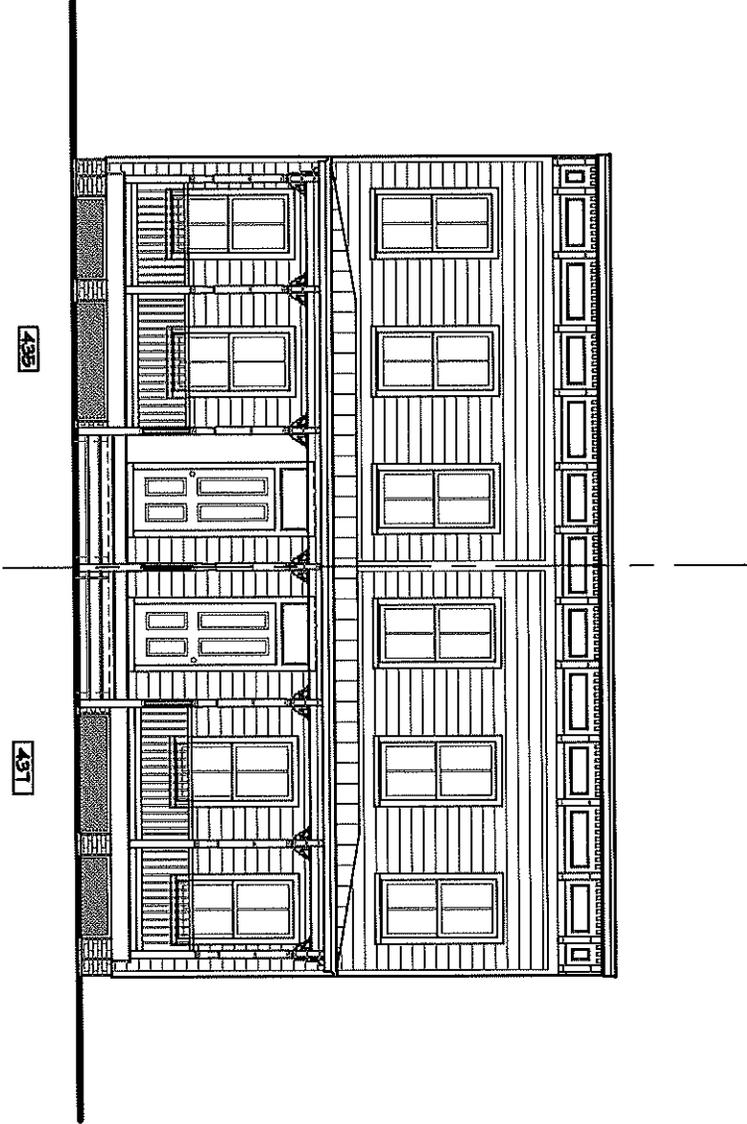
new single - family residence
432 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

new two-family residence
435 / 437 HARRISON STREET

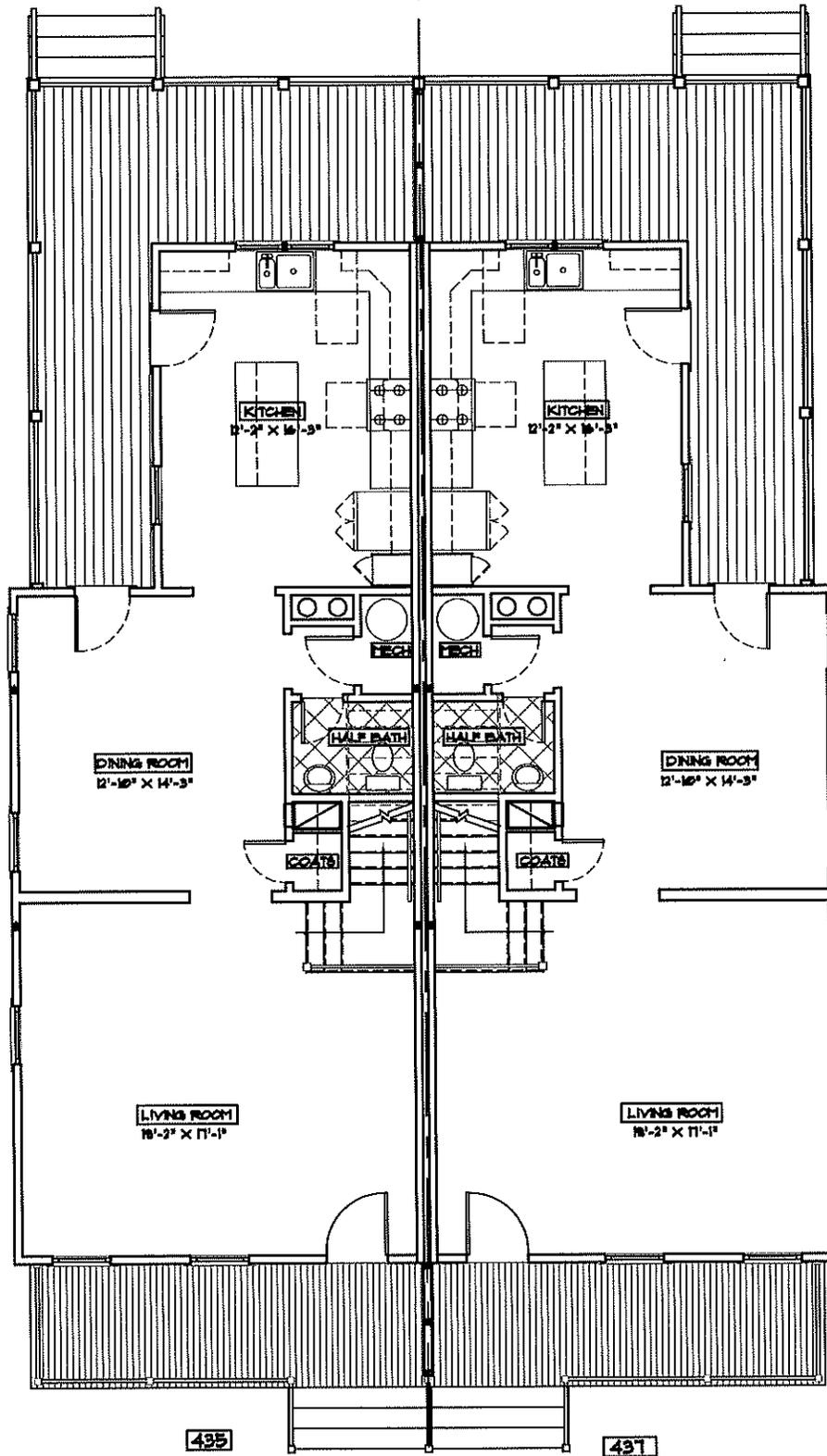
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



WEST ELEVATION

new two-family residence
435 | 437 HARRISON STREET

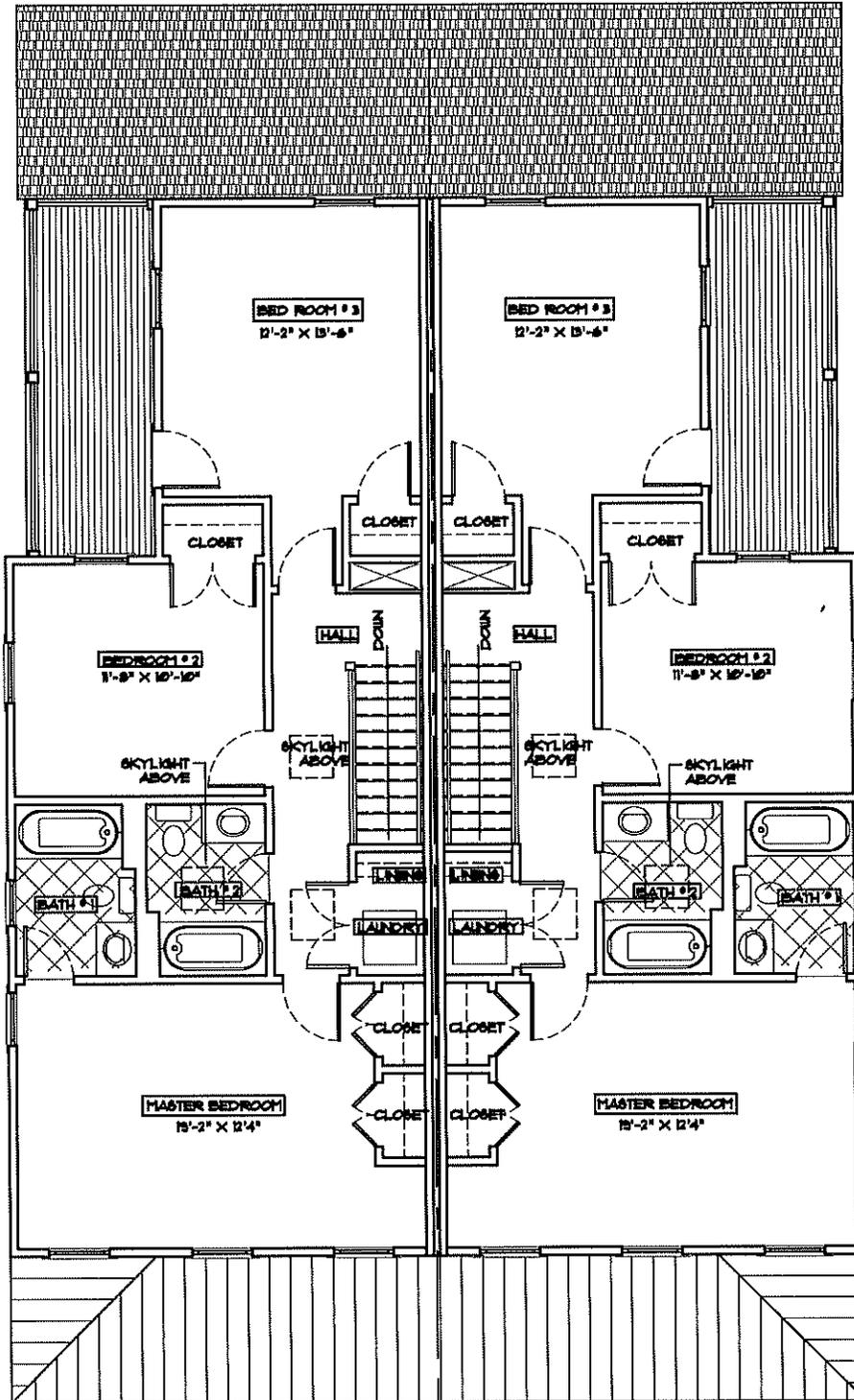
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



1ST FLOOR PLAN

new two-family residence
435 | 437 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



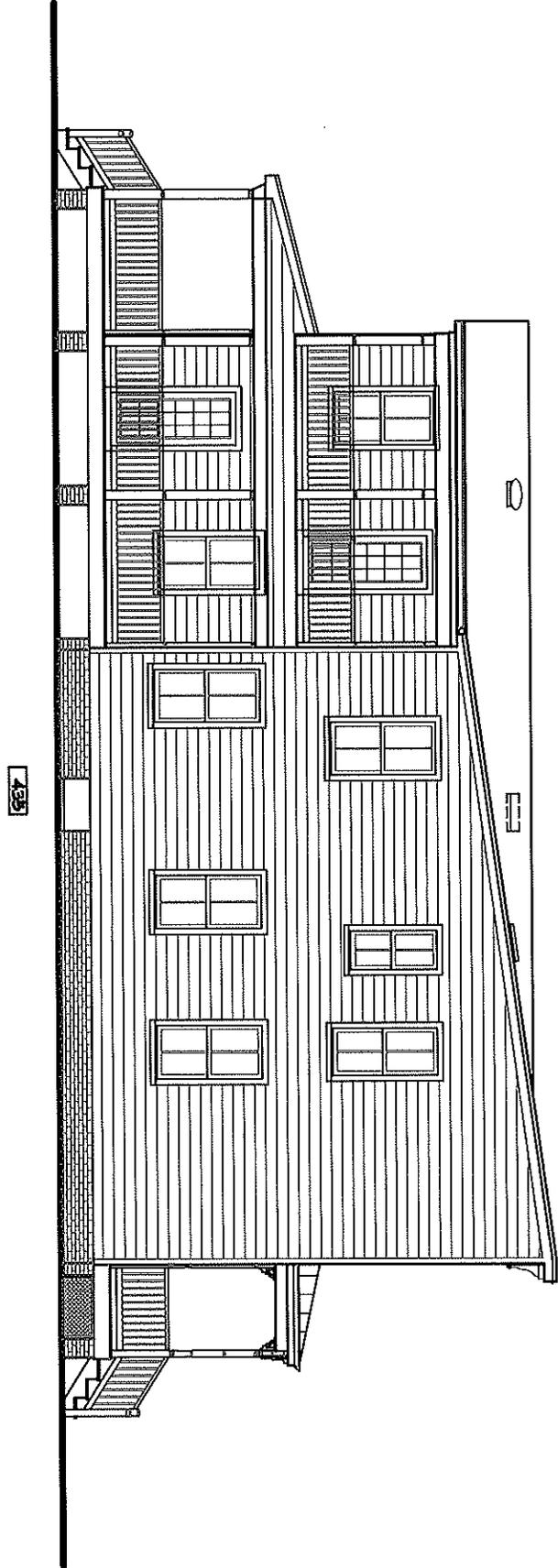
435

437

2ND FLOOR PLAN

new two-family residence
435 / 437 HARRISON STREET

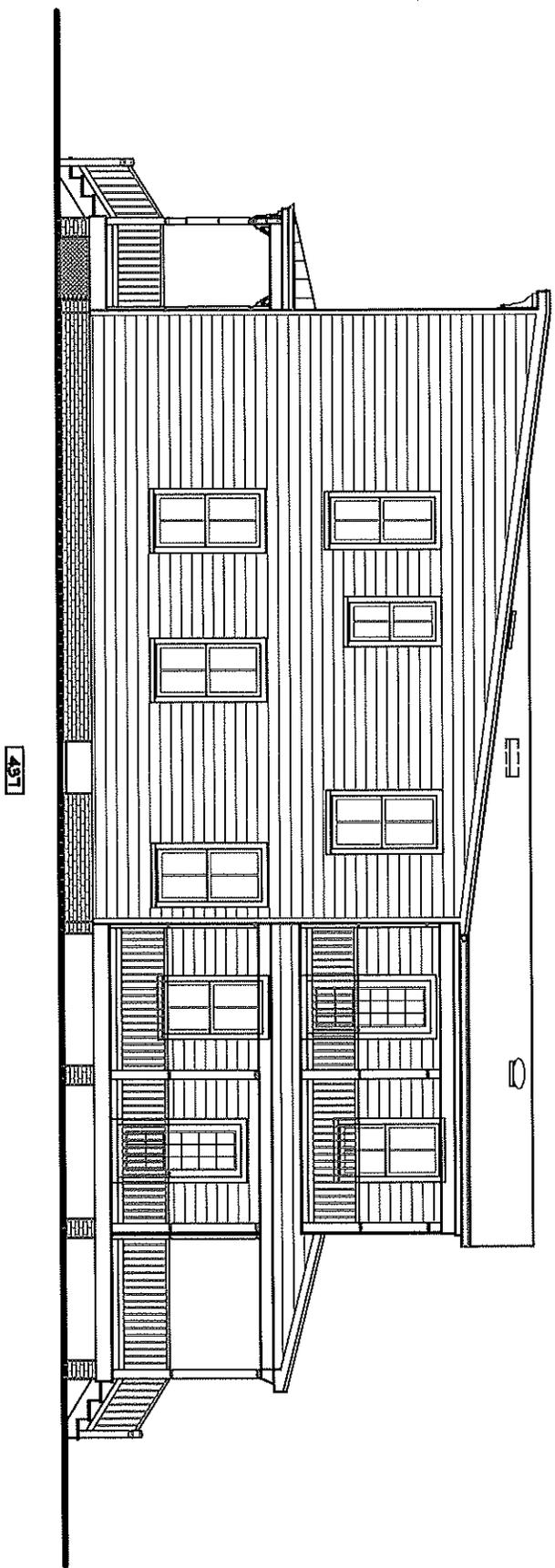
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



NORTH ELEVATION

new two-family residence
435 / 437 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES

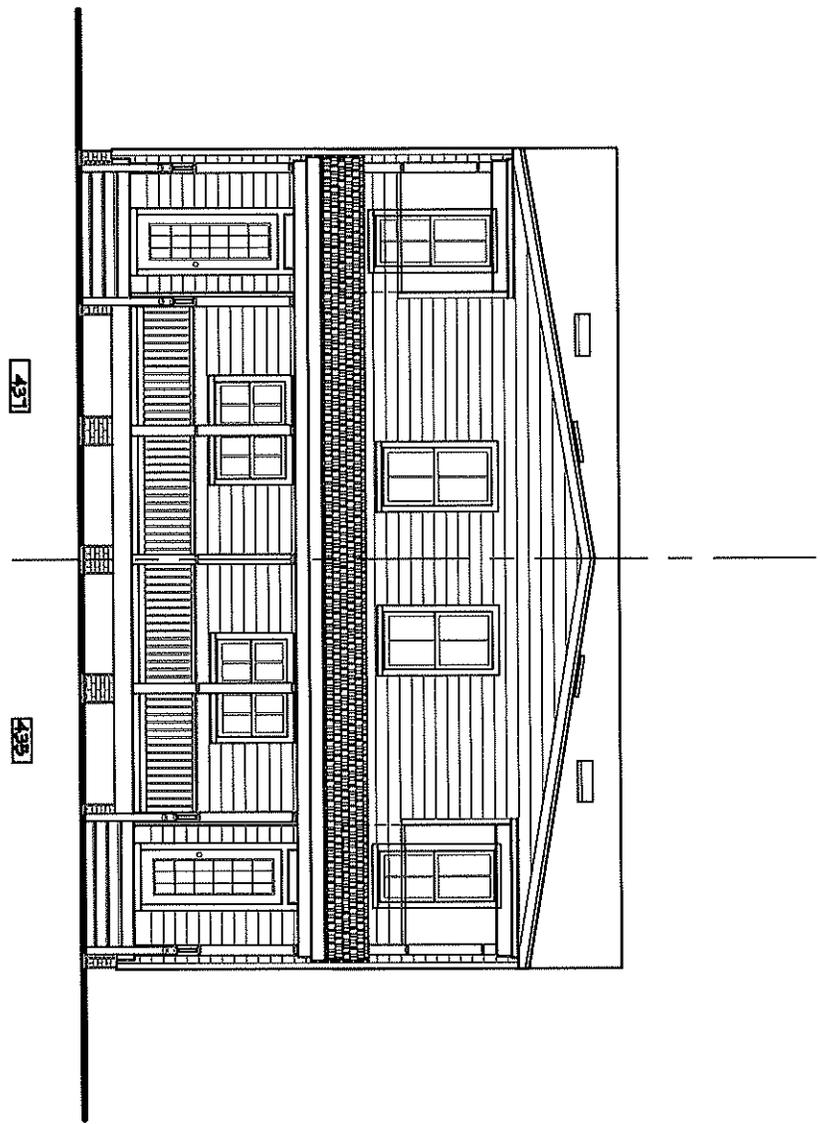


437

SOUTH ELEVATION

new two-family residence
435 / 437 HARRISON STREET

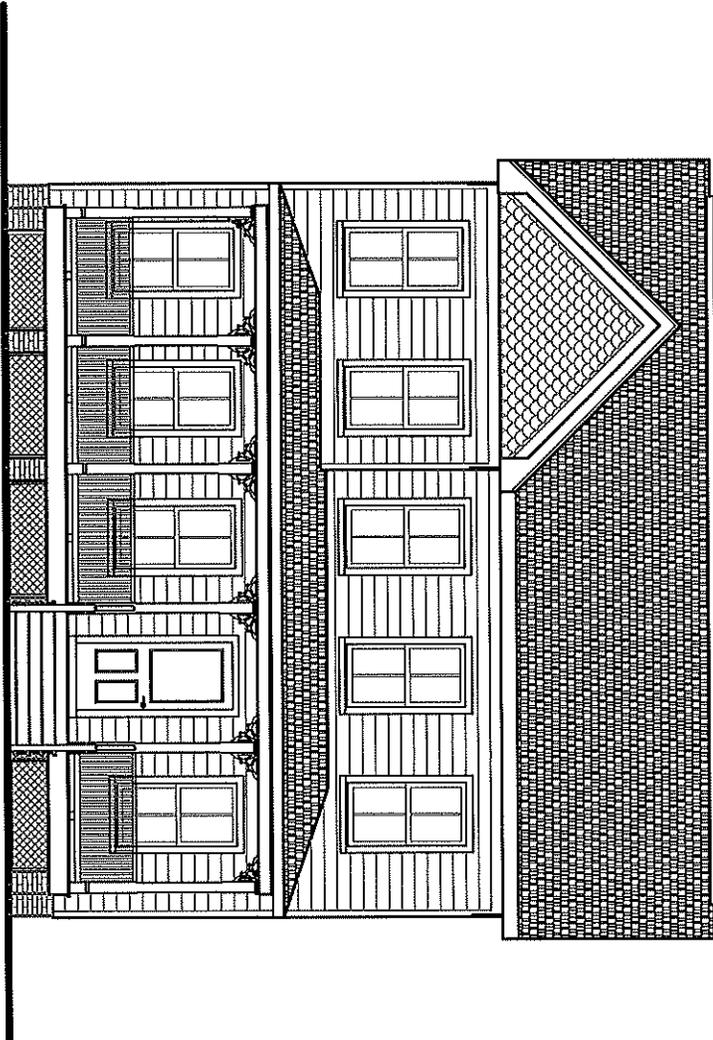
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



EAST ELEVATION

new single - family residence
438 HARRISON STREET

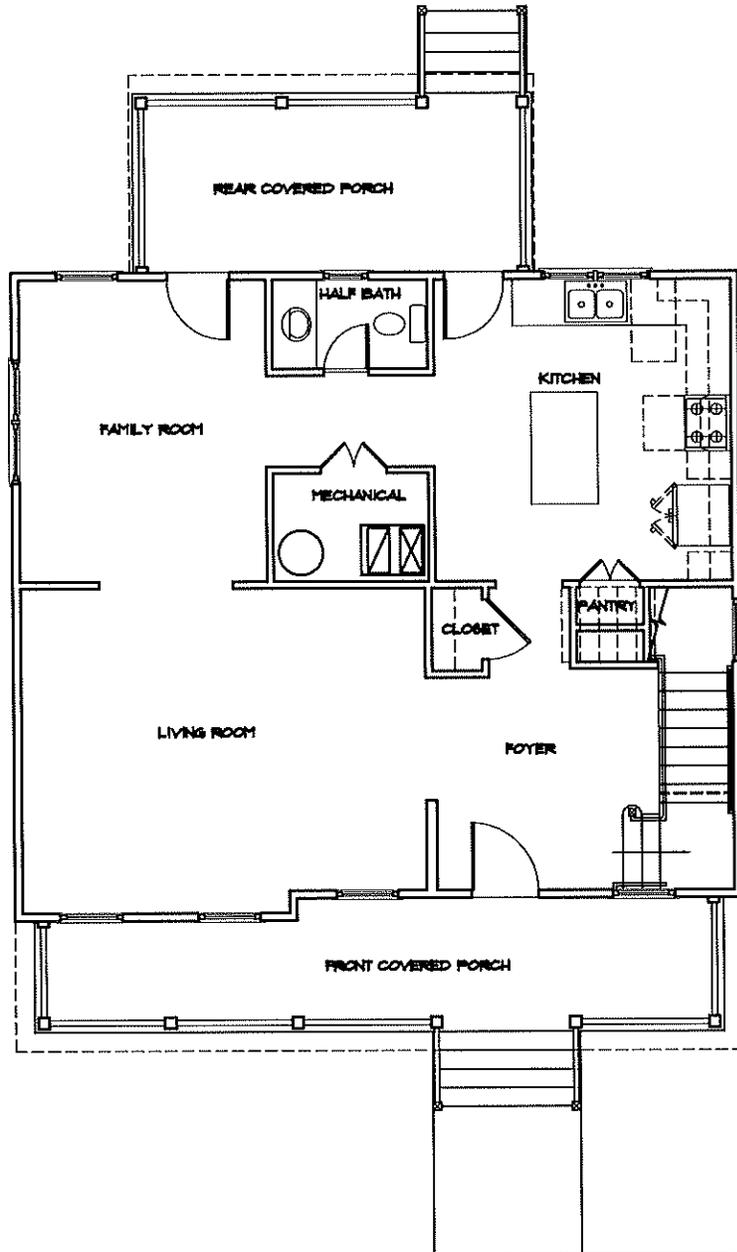
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single - family residence
438 HARRISON STREET

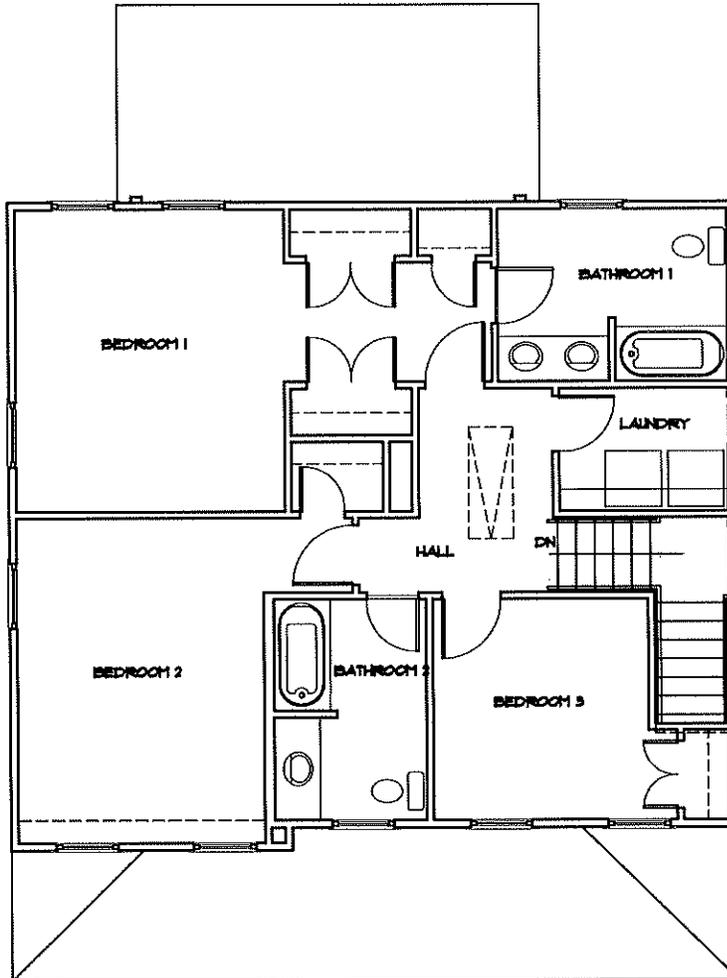
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



1ST FLOOR

new single - family residence
438 HARRISON STREET

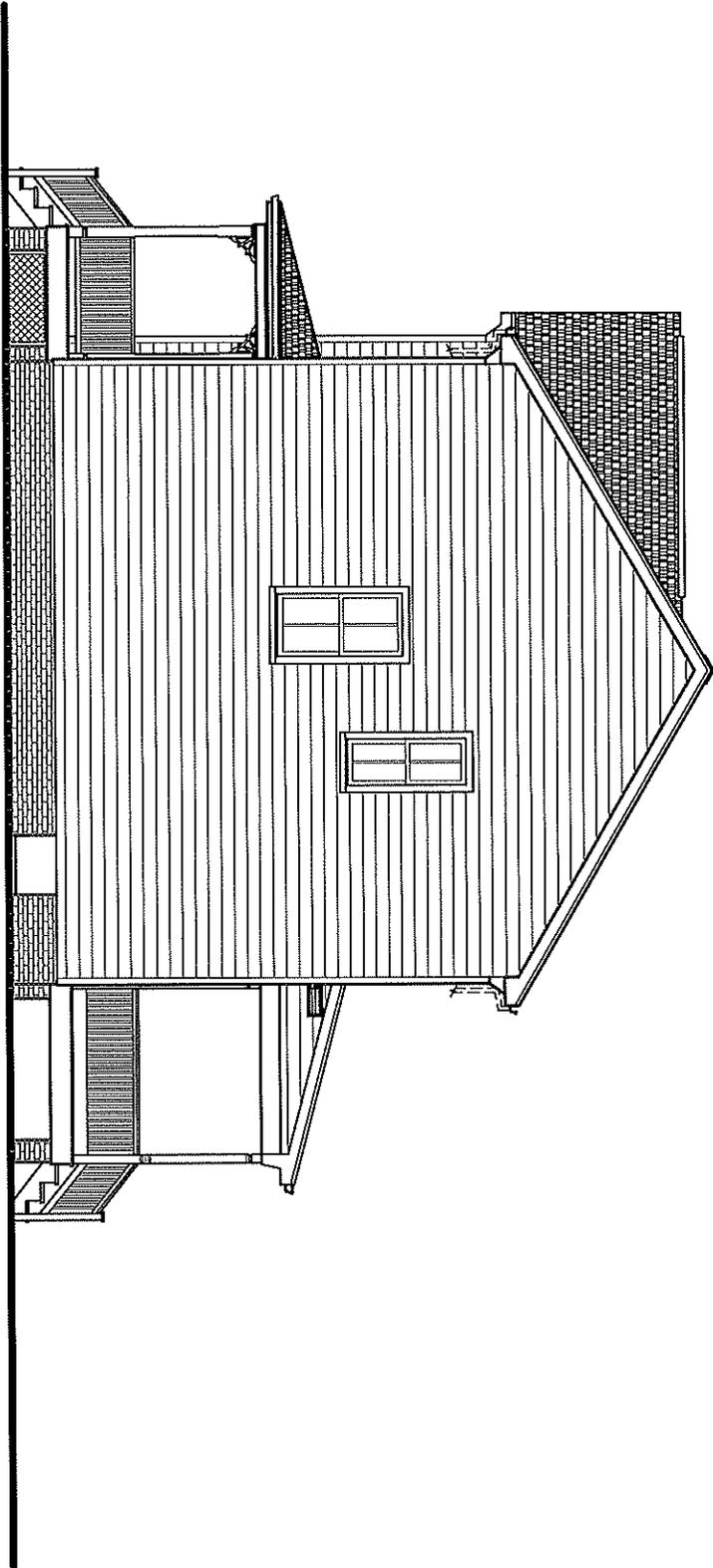
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



2ND FLOOR

new single - family residence
438 HARRISON STREET

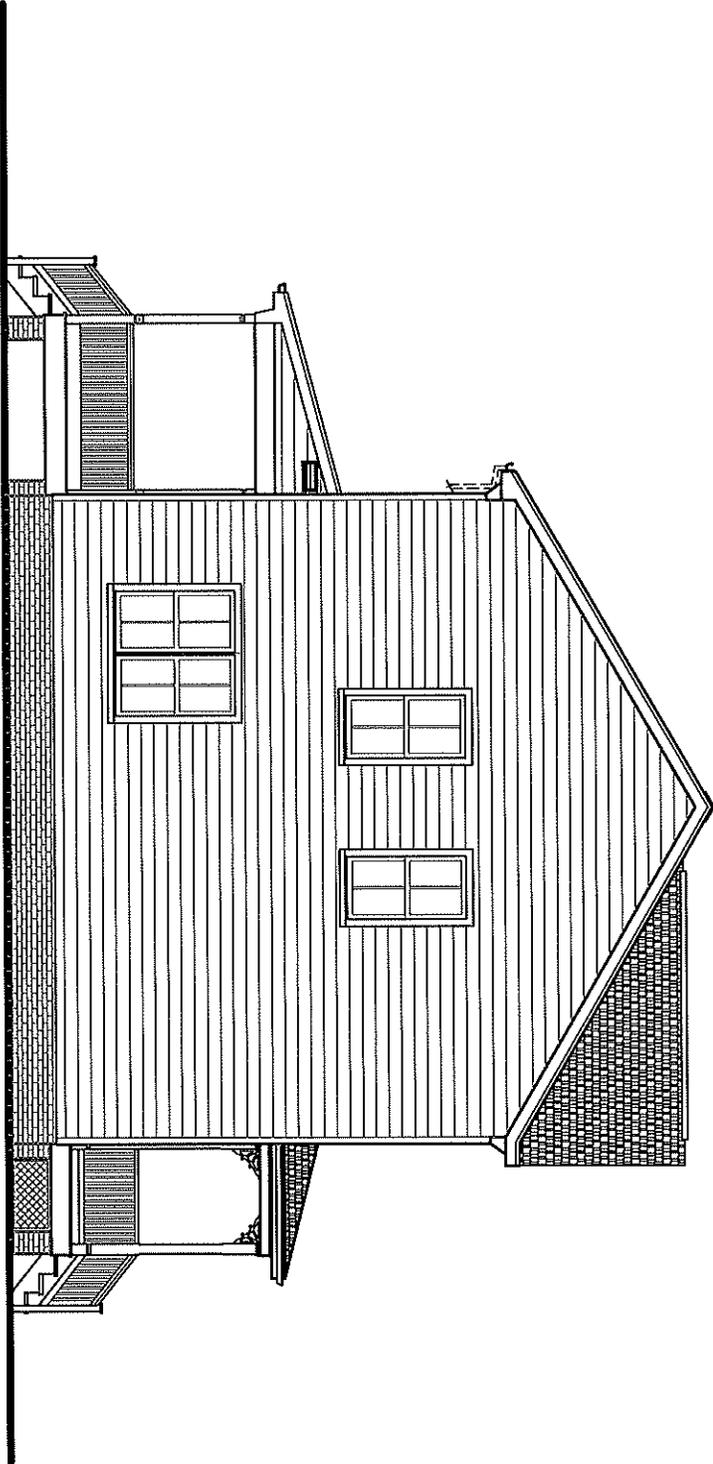
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



NORTH ELEVATION

new single - family residence
438 HARRISON STREET

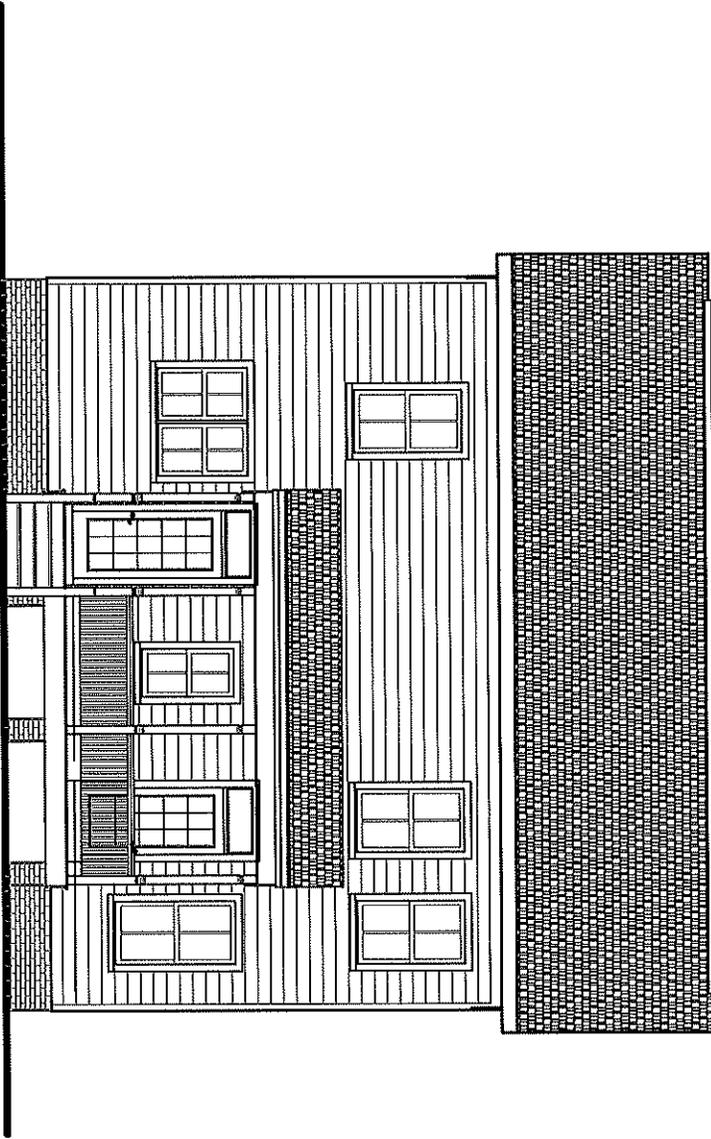
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



SOUTH ELEVATION

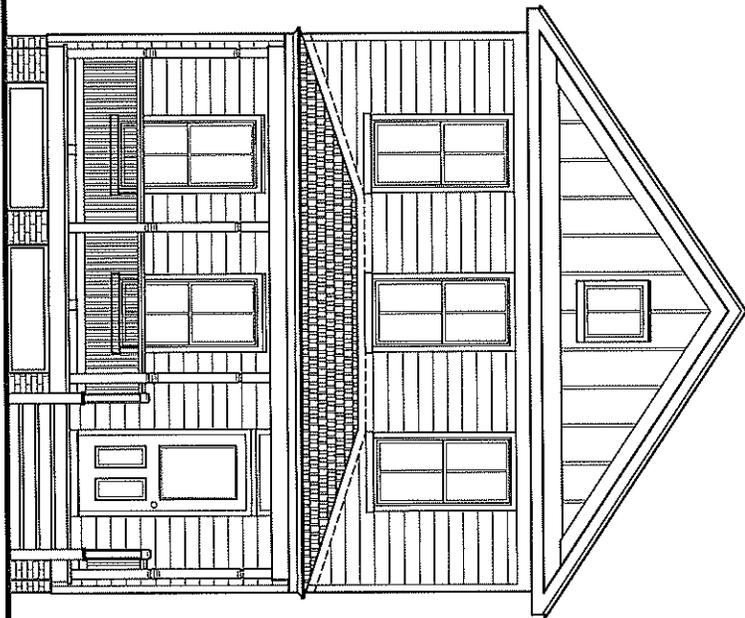
new single - family residence
438 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

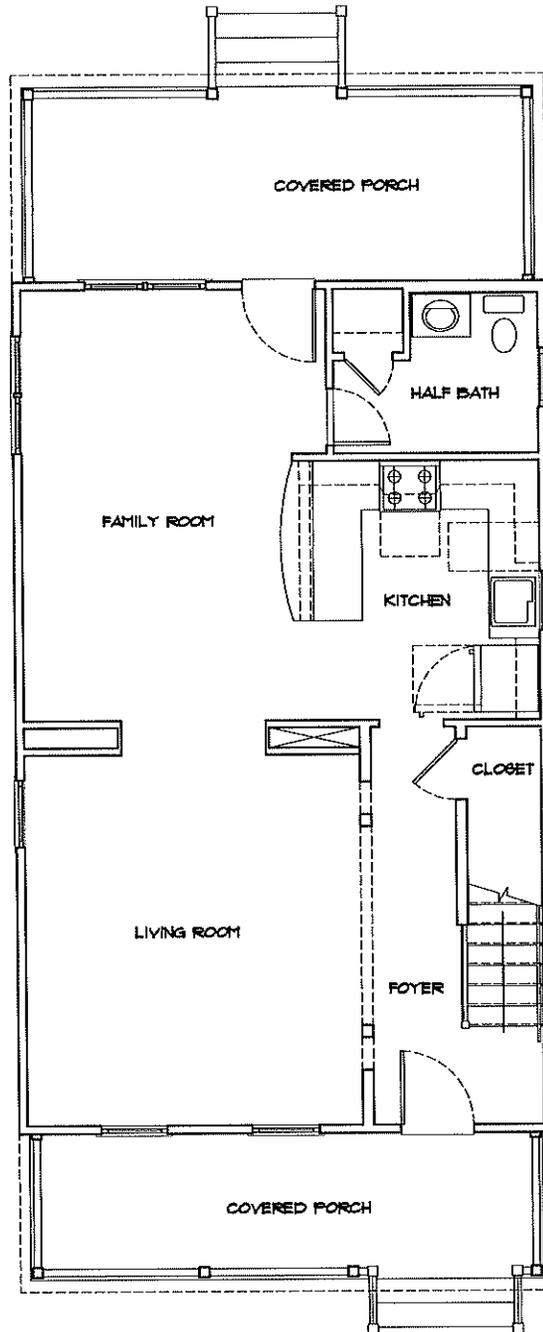
new single-family residence
440 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single-family residence
440 HARRISON STREET

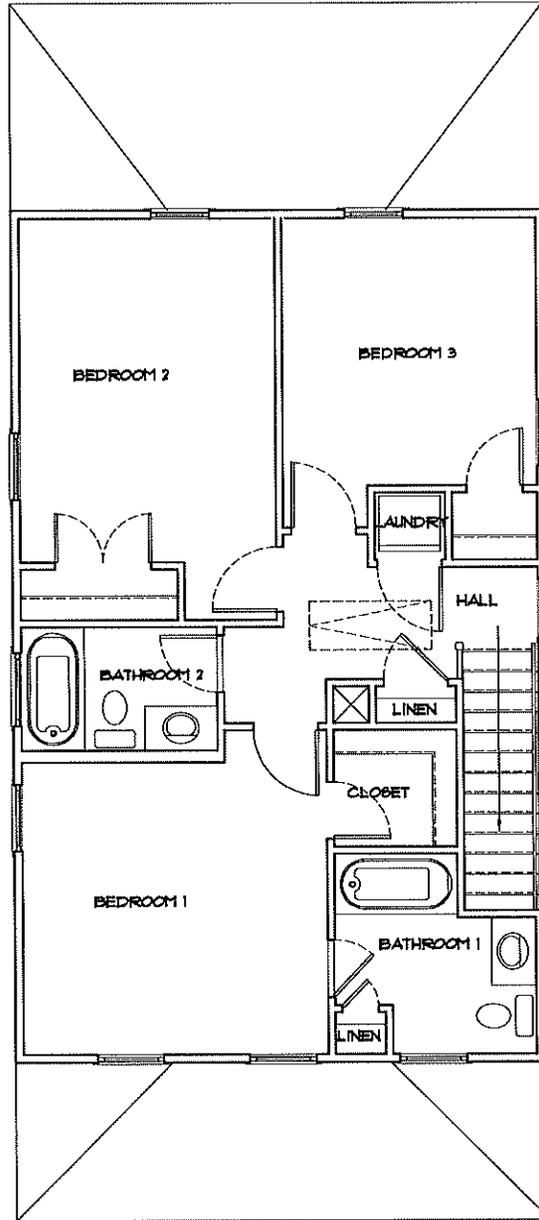
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



FIRST FLOOR PLAN

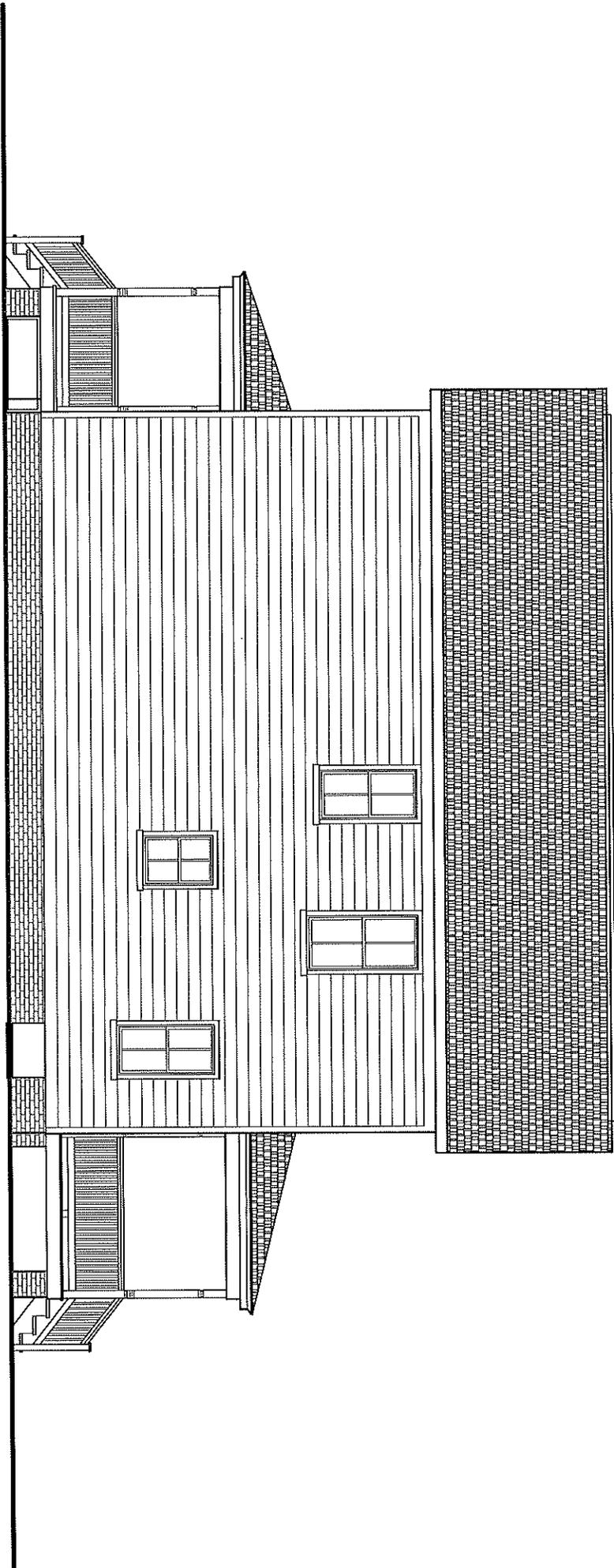
new single-family residence
440 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



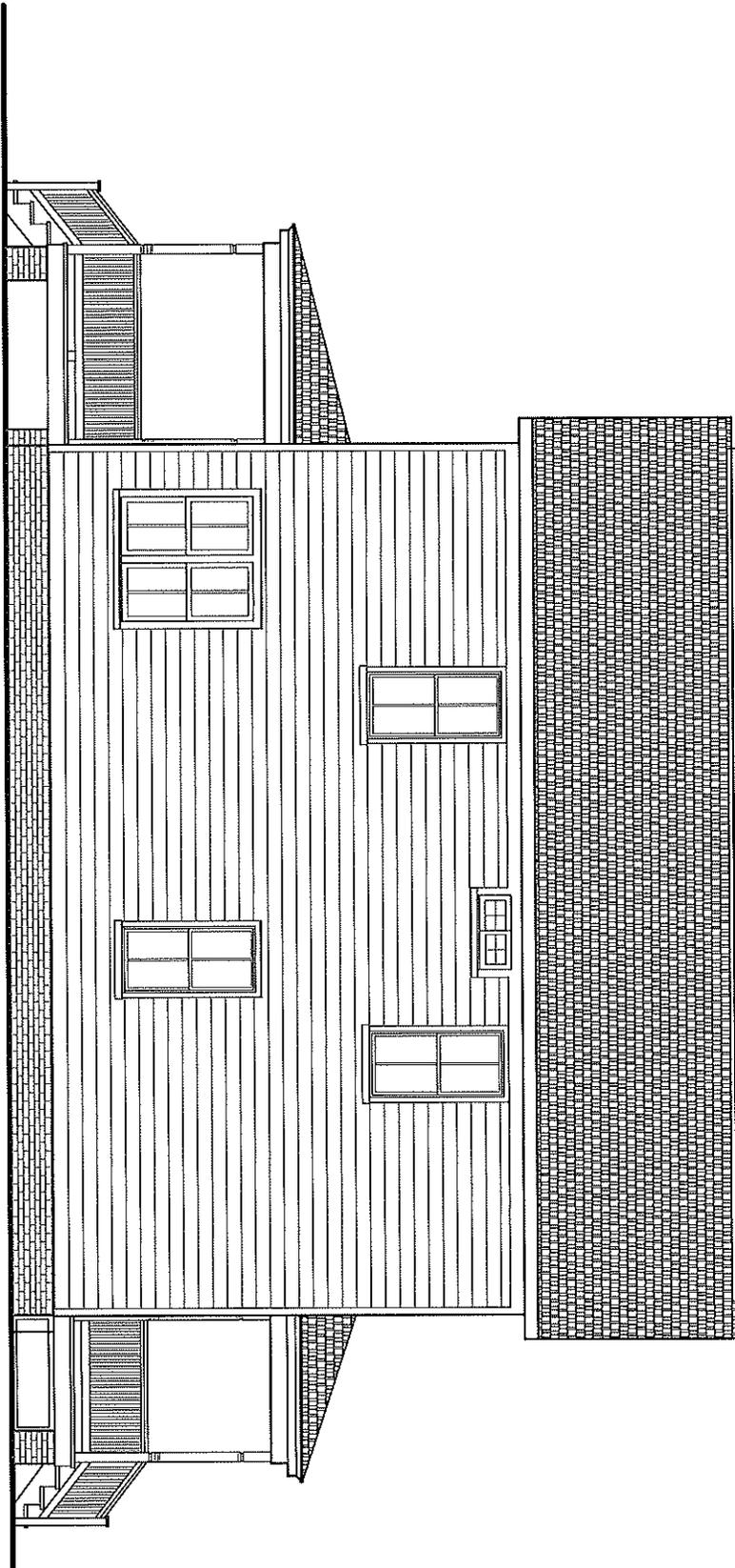
SECOND FLOOR PLAN

new single-family residence
440 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



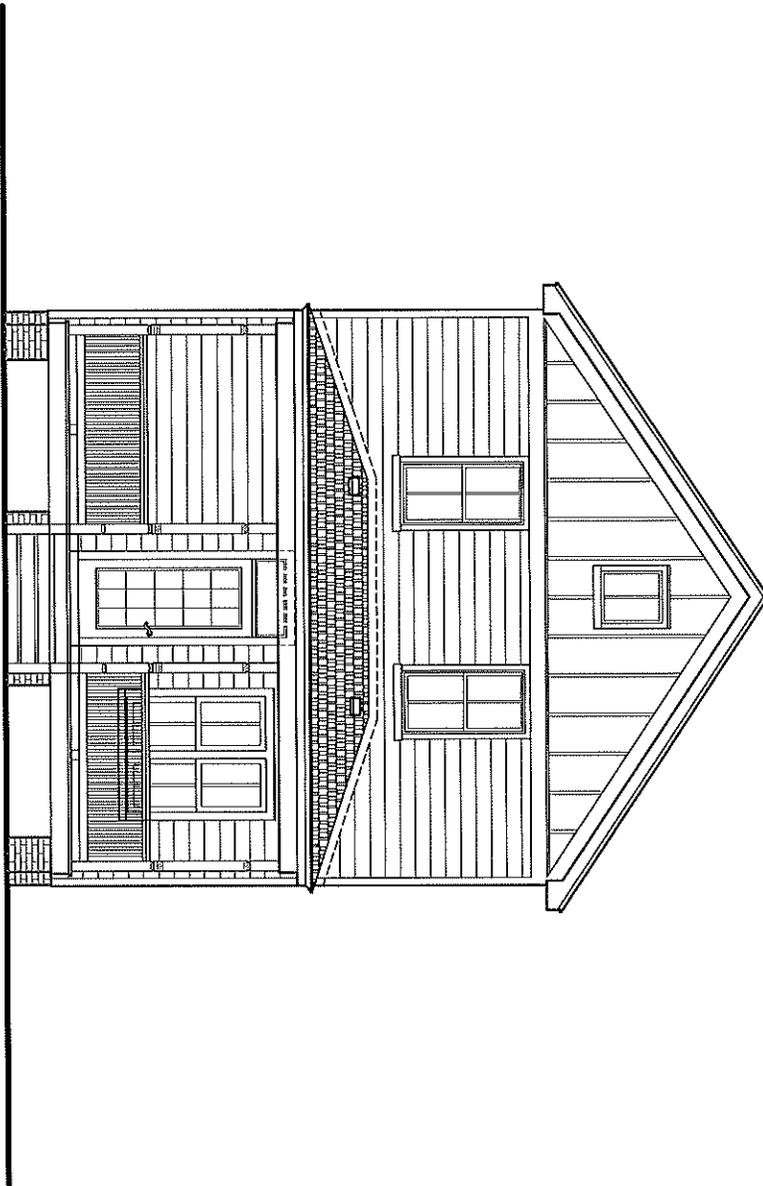
NORTH ELEVATION

new single-family residence
440 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



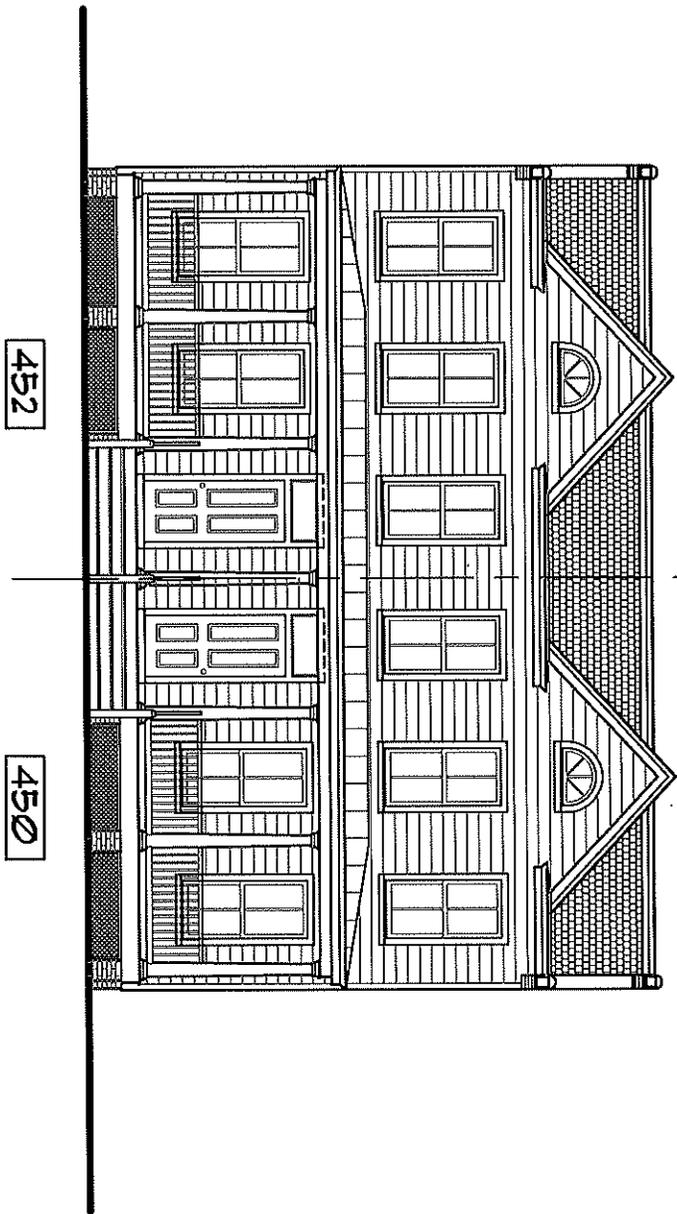
SOUTH ELEVATION

new single-family residence
440 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECTHOMES



WEST ELEVATION

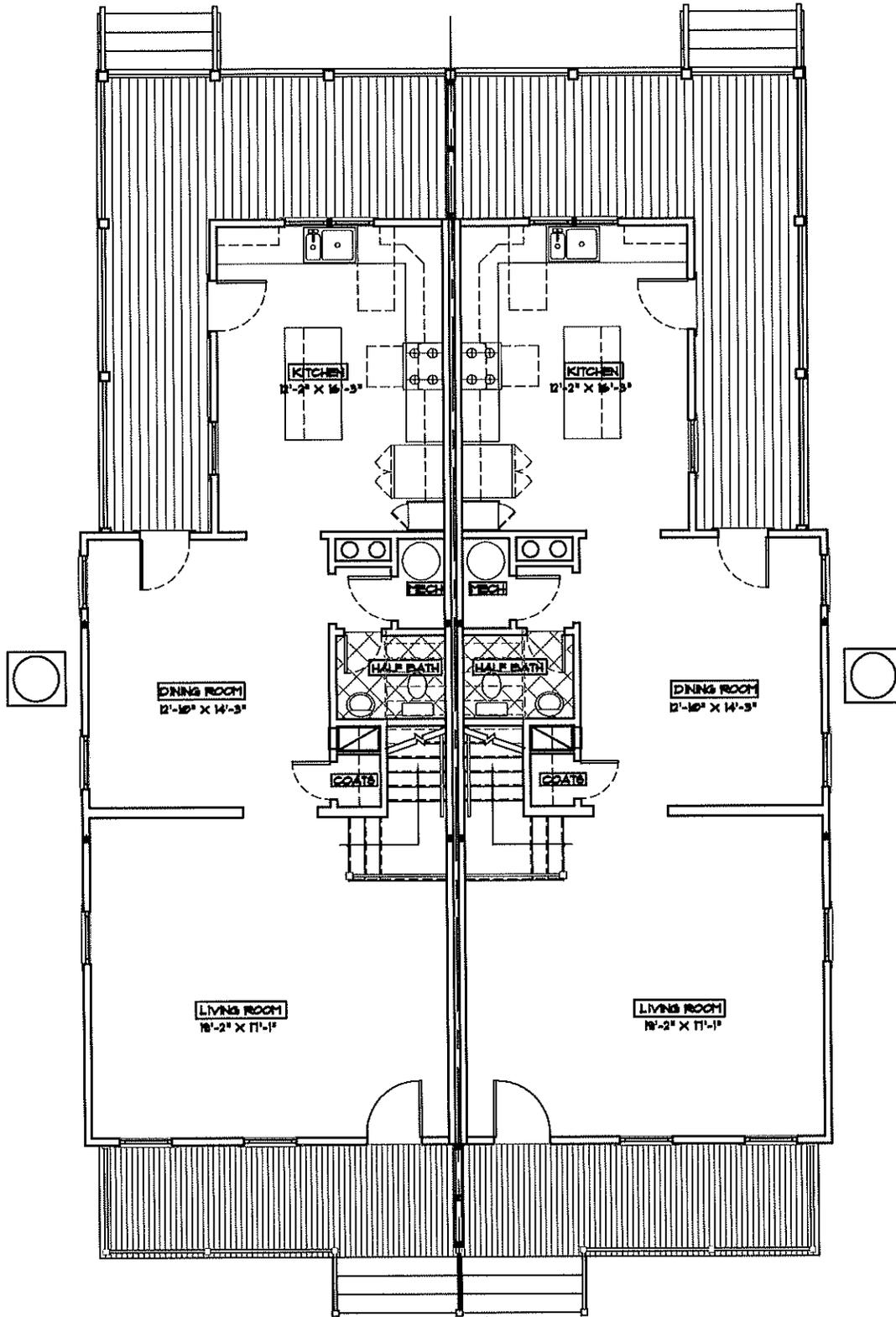
n e w t w o - f a m i l y r e s i d e n c e
450 | 452 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



EAST ELEVATION

**new two-family residence
450 | 452 HARRISON STREET**

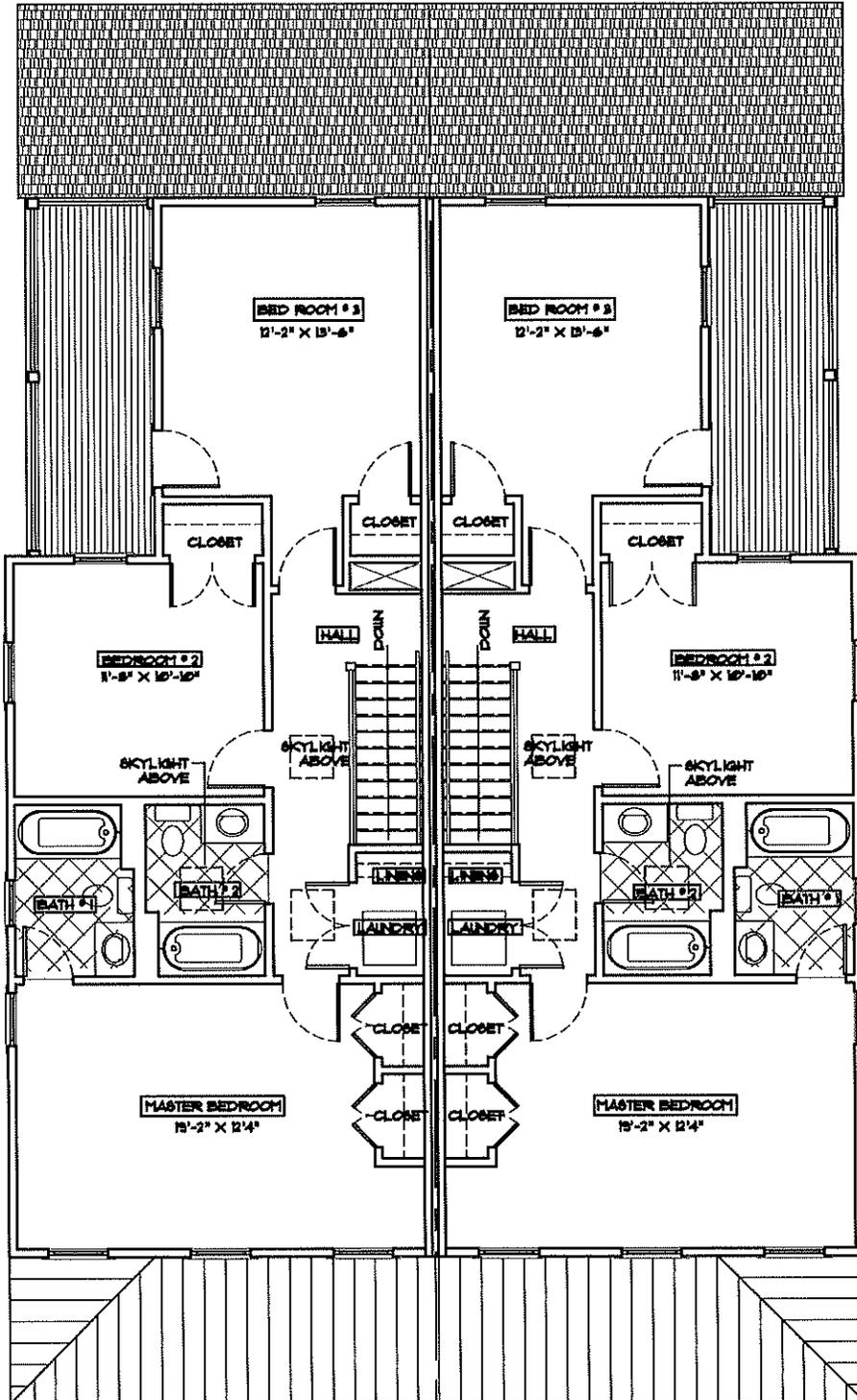
**PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES**



1ST FLOOR PLAN

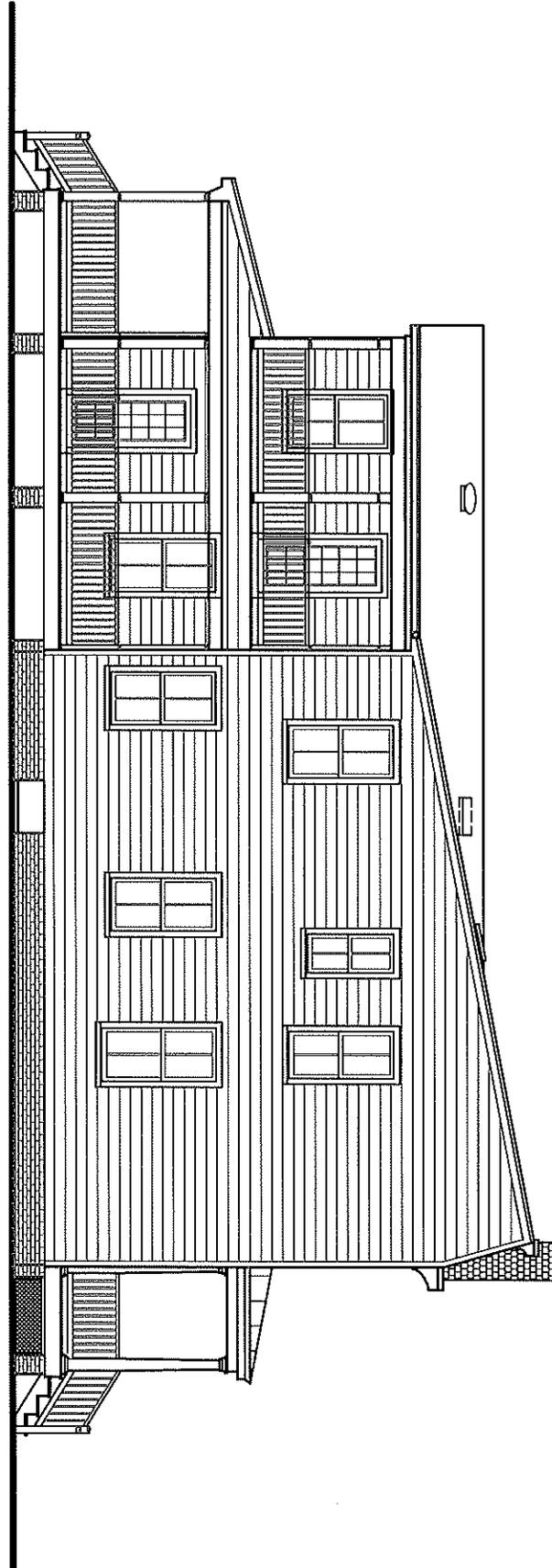
new two-family residence
450 | 452 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



2ND FLOOR PLAN

n e w t w o - f a m i l y r e s i d e n c e
450 / 452 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES

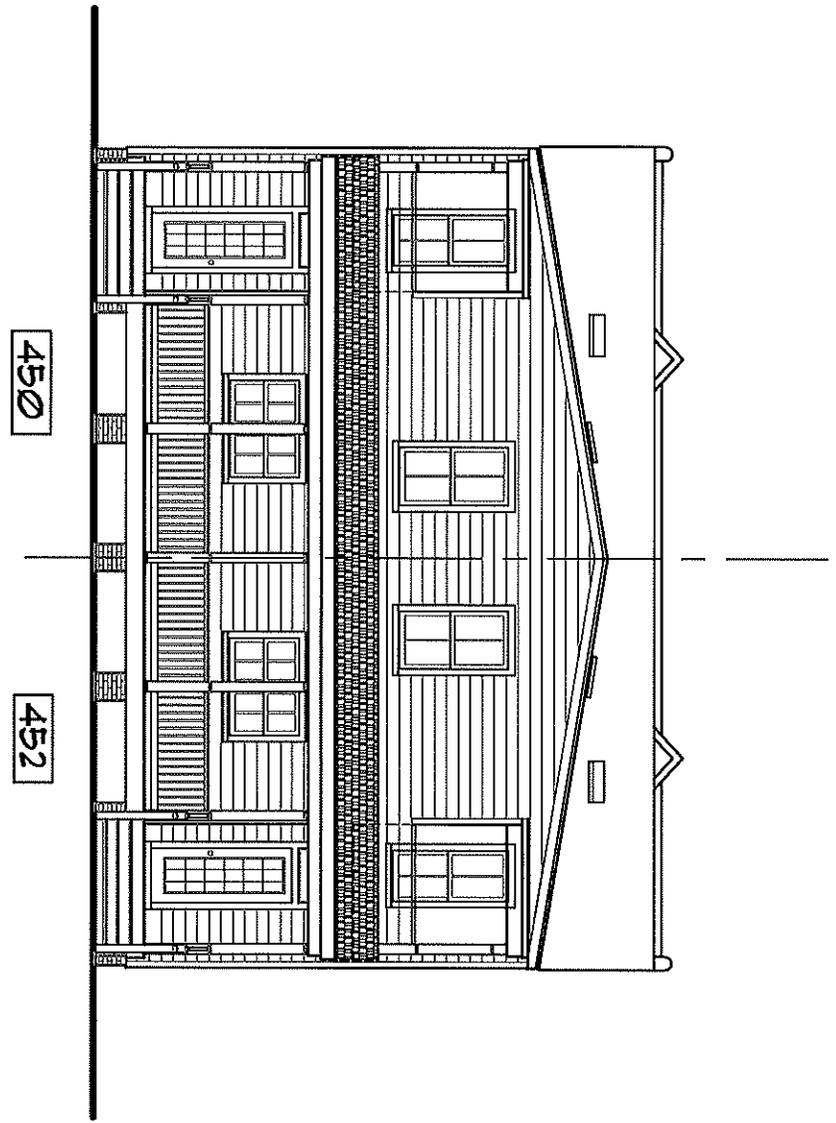


452

SOUTH ELEVATION

new two-family residence
450 | 452 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



WEST ELEVATION

City of Petersburg

Property Disposition Summary

Executive Summary

The Department of Economic Development received a proposal from Project:HOMES for the purchase of City Owned Property located on Harrison St.

Project:HOMES propose to construct 10 new, historically appropriate single family homes in the 400 block of Harrison St in the Poplar Lawn neighborhood. The proposed purchase price for the properties is \$71,400 which is the total assessed value for all the properties. On April 14, 2021 they provided their earnest deposit in the amount of \$7,140 along with the signed purchase agreement. The completed homes will be sold to owner-occupants with incomes between 80-100% of the area median

Project:HOMES project will be supported by PNR initiative of Project:HOMES, along with The Cameron, Cabell and Parsons Foundations, and the Virginia Local Initiative Service Corporation (LISC). The PNR initiative is currently supporting the renovation and sale of six historic homes along Liberty, Harrison and D’Arcy Street in Petersburg, VA. Project:HOMES was founded in 1992 and will celebrate its 29th successful year of operation in 2021. Since their inception, they have built, rehabilitated, repaired, and weatherized more than 10,000 homes in Central Virginia. To date, they have renovated or built over 235 homes that have been sold to new homeowners in the Cities of Richmond, Petersburg, the counties of Henrico and Chesterfield. The average sale price of their homes is \$160,637.77.

BUYER	<i>Project Homes</i>
ADDRESS	<i>427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St</i>
COMP PLAN LAND USE	<i>Residential (R-3)</i>
PARCEL #	<i>Attached</i>
WARD	<i>4, 5</i>
COUNCIL MEMBER	<i>Myers, Cuthbert</i>
ASSESS VALUE	<i>\$71,400</i>
PROPOSED PURCHASE PRICE	<i>\$71,400</i>
INVESTMENT	<i>\$1,890.000</i>
PROPOSED USE	<i>Single Family Residential</i>
PROOF OF FINANCING	<i>Finance Statement Attached</i>
SITE PLANS	<i>Finance Statement Attached</i>
BUSINESS PLAN	<i>Finance Statement Attached</i>
OED RECOMMENDATION	<i>Recommend Disposition</i>

ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of City-owned property at 450 Harrison St, 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St

WHEREAS, the City of Petersburg has received a proposal from Project:HOMES to purchase the City-owned property at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St, to develop single family homes; and

WHEREAS, the potential benefits to the City include infill development, population growth, and increased tax base; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned property.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with Project:HOMES toward the Sale and development of City-owned property at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Cynthia Boone

RE: **Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.**

PURPOSE:

To schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.

REASON:

To schedule a public hearing regarding a Proposal to Purchase and Develop nine (9) parcels of City-owned property located on Harrison St and, consideration of an Ordinance Authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.

RECOMMENDATION: The Department of Economic Development is recommending denial of the sale of City Owned property located at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St to Joel Erb. The recommendation of denial is based on the current proposed use in comparison to the Future Land Use for the surrounding properties on Harrison St and the estimated revenue generated to the City for property taxes

BACKGROUND:

The Department of Economic Development received a proposal from Joel Erb for the purchase of City Owned Property located on Harrison St to provide immediate an ongoing maintenance including wildlife beatification (plantings) to the neglected lots while preserving the integrity, history and architecture that is present on Harrison St and throughout Petersburg. The proposed purchase price for the lots is \$35,765 which is 50% of the assessed value of \$71,350.

Property Information

Tax Map ID	Address	Zoning
031-060020	427 Harrison St	R3
031-0600019	429 Harrison St	R3
031-0500018	431 Harrison St	R3
031-0500006	432 Harrison St	R3
031-0600013	437 Harrison St	R3
031-0500007	438 Harrison St	R3
031-0500008	440 Harrison St	R3
031-050010	450 Harrison St	R3
031-0500011	452 Harrison St	R3

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: NA

REVENUE TO CITY: \$35,765

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. OrdinanceJoelErb
2. Joel Erb

ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of City-owned property at 450 Harrison St, 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St

WHEREAS, the City of Petersburg has received a proposal from Joel Erb to purchase the City-owned property at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St, for ongoing maintenance; and

WHEREAS, the potential benefits to the City include infill development, population growth, and increased tax base; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned property.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with Joel Erb toward the Sale and development of City-owned property at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St.

City of Petersburg

Property Disposition Summary

Executive Summary

The Department of Economic Development received a proposal from Joel Erb for the purchase of City Owned Property located on Harrison St to provide immediate an ongoing maintenance including wildlife beatification (plantings) to the neglected lots while preserving the integrity, history and architecture that is present on Harrison St and throughout Petersburg. The proposed purchase price for the lots is \$35,765 which is 50% of the assessed value of \$71,350.

BUYER	<i>Joel Erb</i>
ADDRESS	<i>427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St</i>
COMP PLAN LAND USE	<i>Residential (R-3)</i>
PARCEL #	<i>Attached</i>
WARD	<i>4, 5</i>
COUNCIL MEMBER	<i>Myers, Cuthbert</i>
ASSESS VALUE	<i>\$71,400</i>
PROPOSED PURCHASE PRICE	<i>\$35765</i>
INVESTMENT	<i>NA</i>
PROPOSED USE	<i>Maintenance of Lots</i>
PROOF OF FINANCING	<i>Finance Statement Attached</i>
SITE PLANS	<i>Finance Statement Attached</i>
BUSINESS PLAN	<i>Finance Statement Attached</i>
OED RECOMMENDATION	<i>Recommend Denial of Disposition</i>

Harrison Street Property Purchase Proposal

**Prepared for The City of Petersburg
By Joel Erb**

**March 16, 2021
Revised March 28, 2021**

Improvement Plan

Executive Summary

This proposal is for the purchase of 427, 429, 431, 432, 437, 438, 440, 450 and 452 Harrison Street of which are currently for sale by the City of Petersburg. These lots are a combination of adjacent and opposite lots to my residence located at 414 Harrison Street.

My intention is to purchase these properties in order to improve upon their current condition through the removal of debris, fallen fencing, invasive plant species (English Ivy, Kudzu, Grape Vine), while adding indigenous species of shrubbery and flowering plants for the overall beatification of the street.

All improvements and maintenance will be done for the purpose of cultivating community pride, preserving active wildlife and for the enjoyment of those who consider Harrison Street and the surrounding area home. Harrison Street is one that links back to the history of Martin Luther King Jr., the oldest African American Baptist Church in America and was once the location of the first African American public school in Virginia. It also is home to some of the oldest examples of colonial architecture in Petersburg. This street is special and its revitalization can come in many forms and must be thoughtful and equally respectful of its history, community and residents.

The core approach grounded within this proposal is not new. In fact, it has been a pivotal approach to community revitalization as a first step before permanent structure development (housing) that “connect place to community.” The quote below is from a study that was performed in Chicago around empty lot beautification:

“...resident-initiated beautification activities of cleaning, planting, and engaging with neighbors fulfilled personal goals in ownership while strengthening interpersonal relationships, which participants hoped could transform the community of their block. We examined these results in a path analysis of constructs developed. Results showed participants’ interest in beautifying their lot positively influenced social interaction with neighbors and individual investments in caring for a their lot(s). Social interaction was positively correlated with place attachment, which in turn predicted sense of community. Our work suggests that resident-led beautification of vacant lots can be an empowering way for communities to work for positive change.”¹

¹ William P. Stewart, Paul H. Gobster, Alessandro Rigolon, John Strauser, Douglas A. Williams, Carena J. van Riper, *Resident-led beautification of vacant lots that connects place to community*, *Landscape and Urban Planning*, Volume 185, 2019, Pages 200-209, ISSN 0169-2046, <https://doi.org/10.1016/j.landurbplan.2019.02.011>. (<https://www.sciencedirect.com/science/article/pii/S0169204618304894>)

There are no requests to change the zoning of these properties or interfere with other requirements given its locations within the Poplar Lawn Historic District and associated architectural guidelines.

Financial Statement

The purchase of 427, 429, 431, 432, 437, 438, 440, 450 and 452 Harrison Street, should it be accepted, will be paid via check from my personal account. Funds are secured. I'm employed by Padilla, a communications agency in Richmond, Virginia and serve as their Vice President of Digital. Should you require additional information to satisfy my financial wherewithal for this purchase, that can be provided.

Tentative Site Development Plans

- Clear the lots of existing refuse and waste.
- Survey property for and develop a landscape plan.
- Survey the existing trees and identify ones that need cleared of ivy or are no longer living and require removal.
- Implement landscape plan (during Phase 2-3 outlined below)

The completion of Phase 2-3 could take 6 or more months to complete once started, but property beautification would begin immediately.

Contingencies

- City Council approval of the combined acquisition of 427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison Street as a single purchase.
- Given the current status of some of the properties, in particular 450 & 452 Harrison Street, I want to ensure that they have not historically been a dumping site that would require hazardous waste removal (chemicals, underground oil tanks, ground water contamination, etc.), and thereby would not place additional restrictions or requirements other than what has been listed in the Site Development Plans above.

Anticipated Due Diligence Period

The anticipated due diligence period is slated at 30-days from City Council acceptance for the purchase of 427, 429, 431, 432, 437, 438, 440, 450 and 452 Harrison Street. During that time, I would request the City's support in understanding any additional requirements for cleanup as stated in the Contingencies section above.

Appendix

On the following pages you will find the following:

1. **Current Images Property Condition**
2. **Representation of Proposed Improvements**
3. **City Property Reports for:**

427 Harrison Street

429 Harrison Street

431 Harrison Street

432 Harrison Street

437 Harrison Street

438 Harrison Street

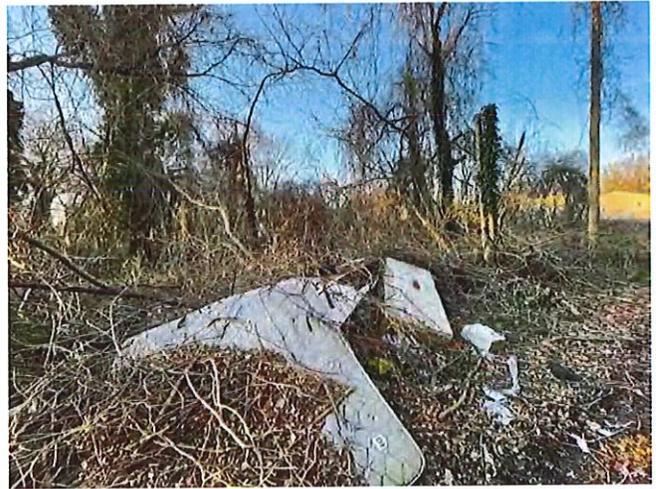
440 Harrison Street

450 Harrison Street

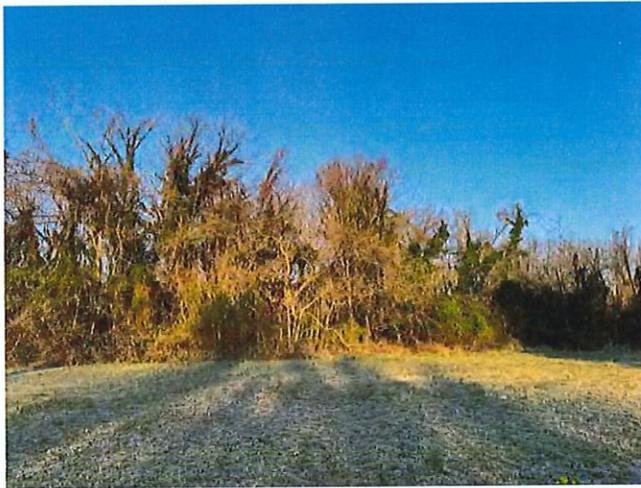
452 Harrison Street



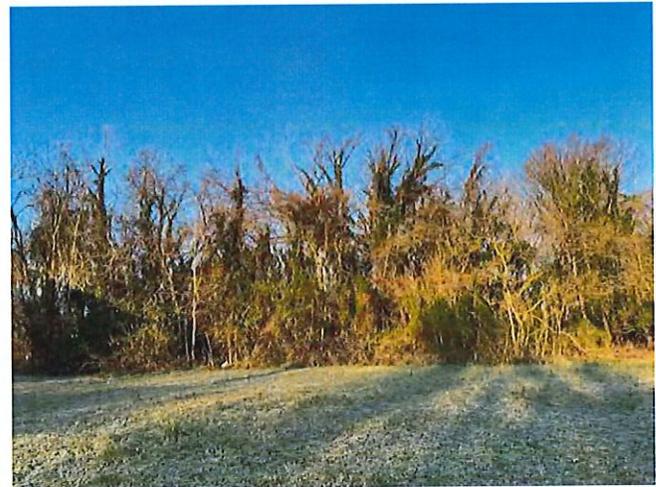
450 Harrison Street



450 Harrison Street



432-440 Harrison Street



432-440 Harrison Street



450 Harrison Street

Representation of Proposed Improvements

Phase 1 (2021):

Remove debris, dead trees, overgrowth and invasive species



Before



After

Phase 2 (2021-2022):

Identify and plant hedging, trees, native and new species, preserving visibility from the street but creating borders along the north and south facing sides of the connected lots.



Potential Plantings : Phase 2



Leyland Cypress / Thuja Green Giant



Wintergreen Boxwood



Methley Plum



Red Delicious Apple



Crape Myrtle



Dogwood

Phase 3 (2022):

In-line with community input and needs, the approved Strategic Plan for the City of Petersburg and Historic Neighborhood Guidelines (ARB), our vision could be something similar to representations below:



Proposal to Purchase City-Owned Property



Purchaser

Project Name	Harrison St (Joel Erb)		
Property Address	427, 429, 431, 432, 437, 438, 440, 450, 452 Harrison St		
Parcel Number	See Attached	Acreage	0.023 Bldg SF
Year Constructed	NA		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison St	Phone	804-402-9305
	Petersburg, VA		
Email	falcon@joelerb.com		
Experience/Qualifications	Served on City/NFP boards in Richmond. Community development experience. Resident and property owner		
Development Description	Provide immediate and ongoing maintenance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison St and throughout Petersburg		
Offered Purchase Price	\$35,765	Construction Costs	\$ -
		Total Investment	\$ 35,765.00
Description of Financing (%)	self financed/ funding secured		
Community Benefit	Fosters and preserves community/neighborhood pride, elevates surrounding property value and encourages similar beautification and maintenance		
Due Diligence Period (months)	30		
Construction Start Date	Jul-21	Completion Date	Dec-21
Number of Projected Jobs	Temp/Const. Jobs	Permanent Jobs	NA
Average Wage	NA		NA
Contingencies	Zoning Permits		

City Assessment

Outstanding Obligations			
Proposed Land Use	Maintenance of lots	Yes	No
Comp Plan Land Use	Residential	Conformance Y	
Zoning	R-3	Conformance Y	
Enterprise Zone	NA		
Rehab/Abatement			
New Construction	Yes		
Historic District	Yes		
Assessed Value	\$ 71,400.00	Appraised Value	\$ - Date

City Revenue from Sale	\$ (35,635.00)			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 963.90	\$ 4,819.50	\$ 12,061.91
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 963.90	\$ 4,819.50	\$ 12,061.91
Total Tax Revenue		\$ 963.90	\$ 4,819.50	\$ 12,061.91
Waivers & Other Costs to the City		\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ 963.90	\$ 4,819.50	\$ 12,061.91

Petersburg, Virginia

Parcel: 031060020

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	427 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.103	City Ward:	4
Legal Description:	LT A WHITTLE PLAT 30X150	Polling Place:	Union Train Station
Subdivision:	Whittle	Primary Service Area:	
Assessment Neighborhood Name:	Whittle	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/21/2006	\$20,000	2006-844

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900

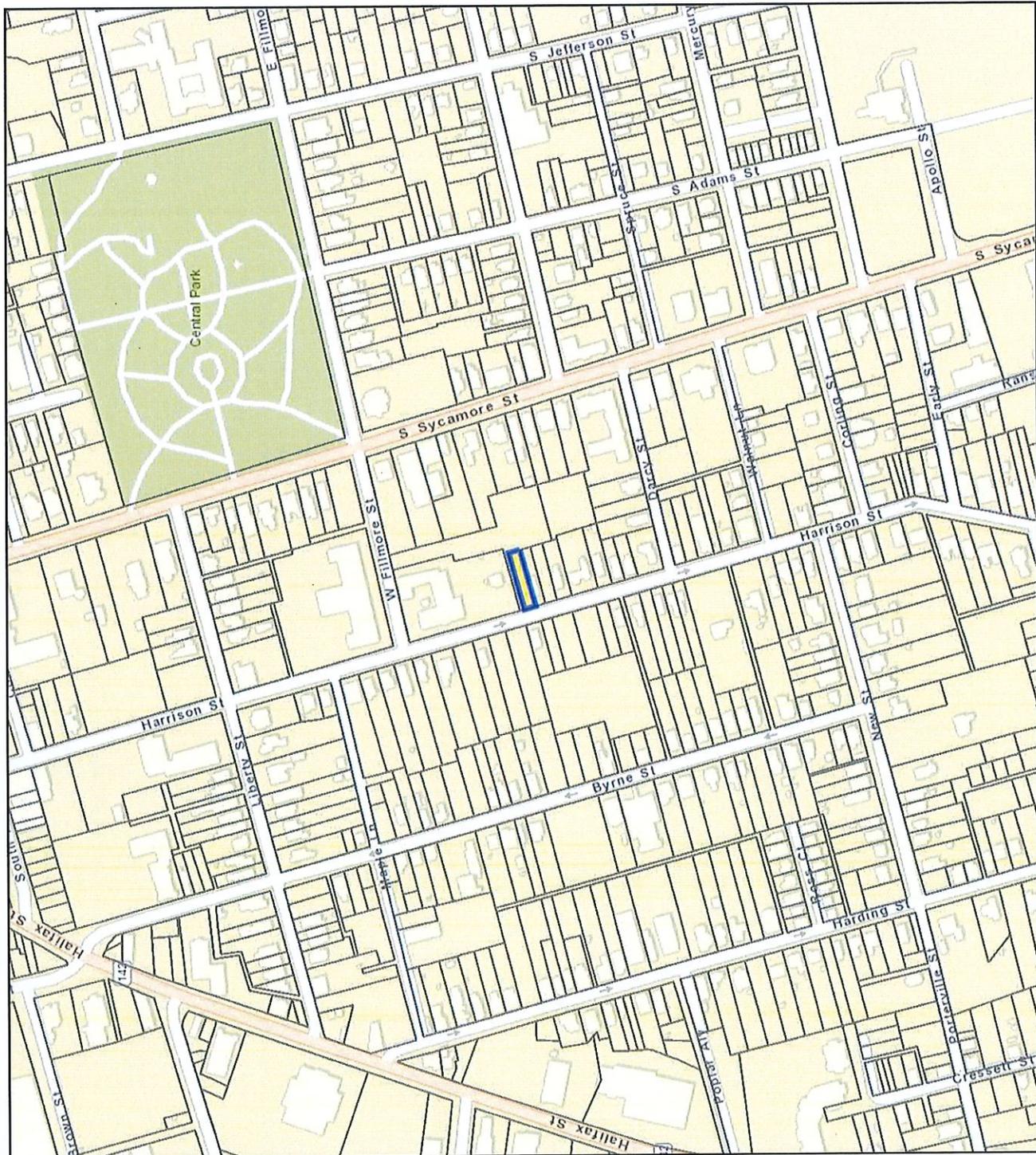
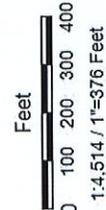
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 031060020

Date: 4/7/2021

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Petersburg, Virginia

Parcel: 031060019

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	429 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.103	City Ward:	4
Legal Description:	LOT B BISHOP PLAT	Polling Place:	Union Train Station
Subdivision:	Bishop	Primary Service Area:	
Assessment Neighborhood Name:	Bishop	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/21/2006	\$20,000	2006-844

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300

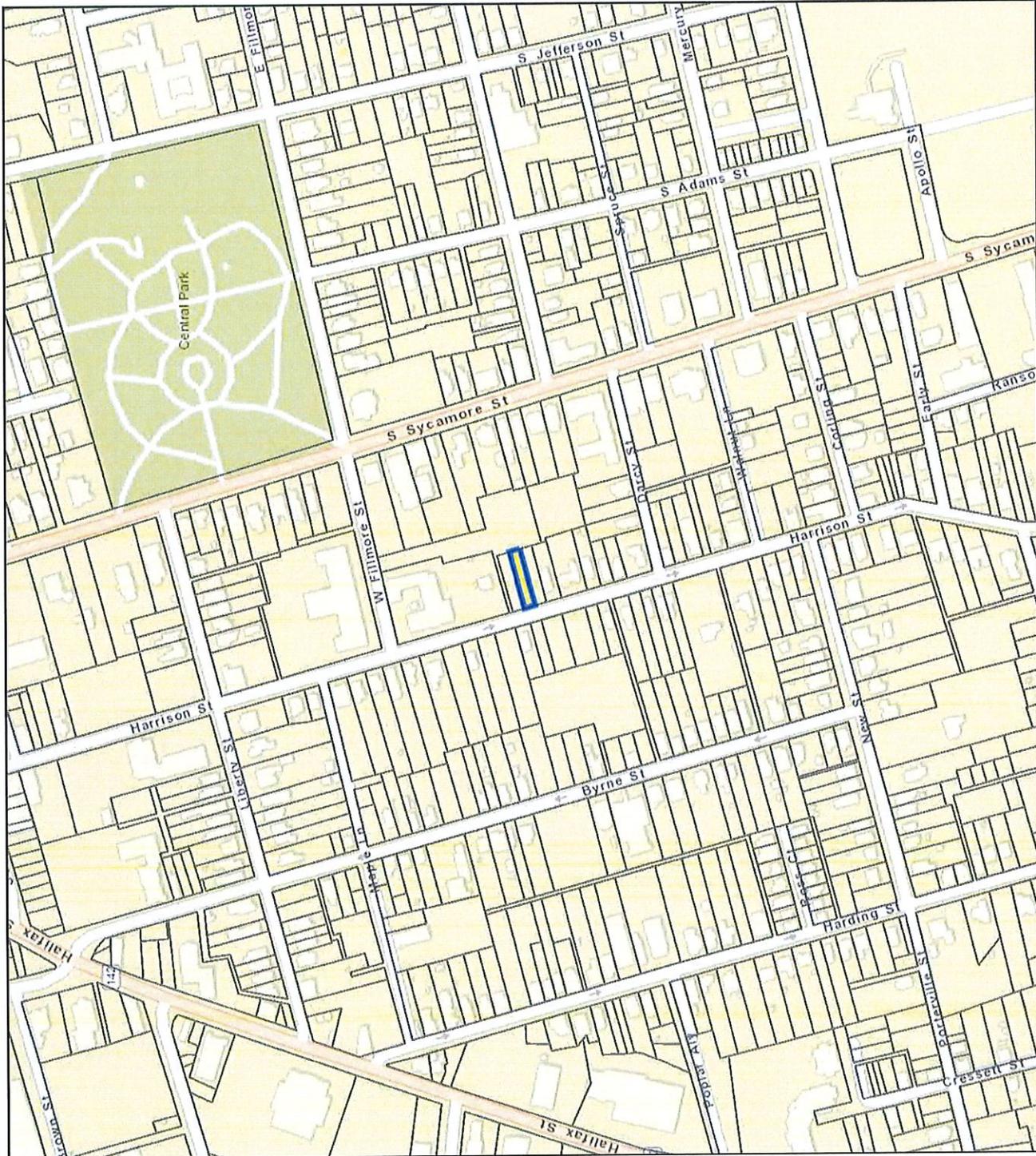
Property Tax (Coming Soon)

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Petersburg, Virginia

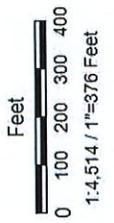
Legend

- County Boundaries
- Parcels



Parcel #: 031060019

Date: 3/15/2021



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Petersburg, Virginia

Parcel: 031060018

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	431 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.103	City Ward:	4
Legal Description:	LT C WHITTLE PLAT 30X150	Polling Place:	Union Train Station
Subdivision:	Whittle	Primary Service Area:	
Assessment Neighborhood Name:	Whittle	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	11/15/2005	\$3,300	2005-5497

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900

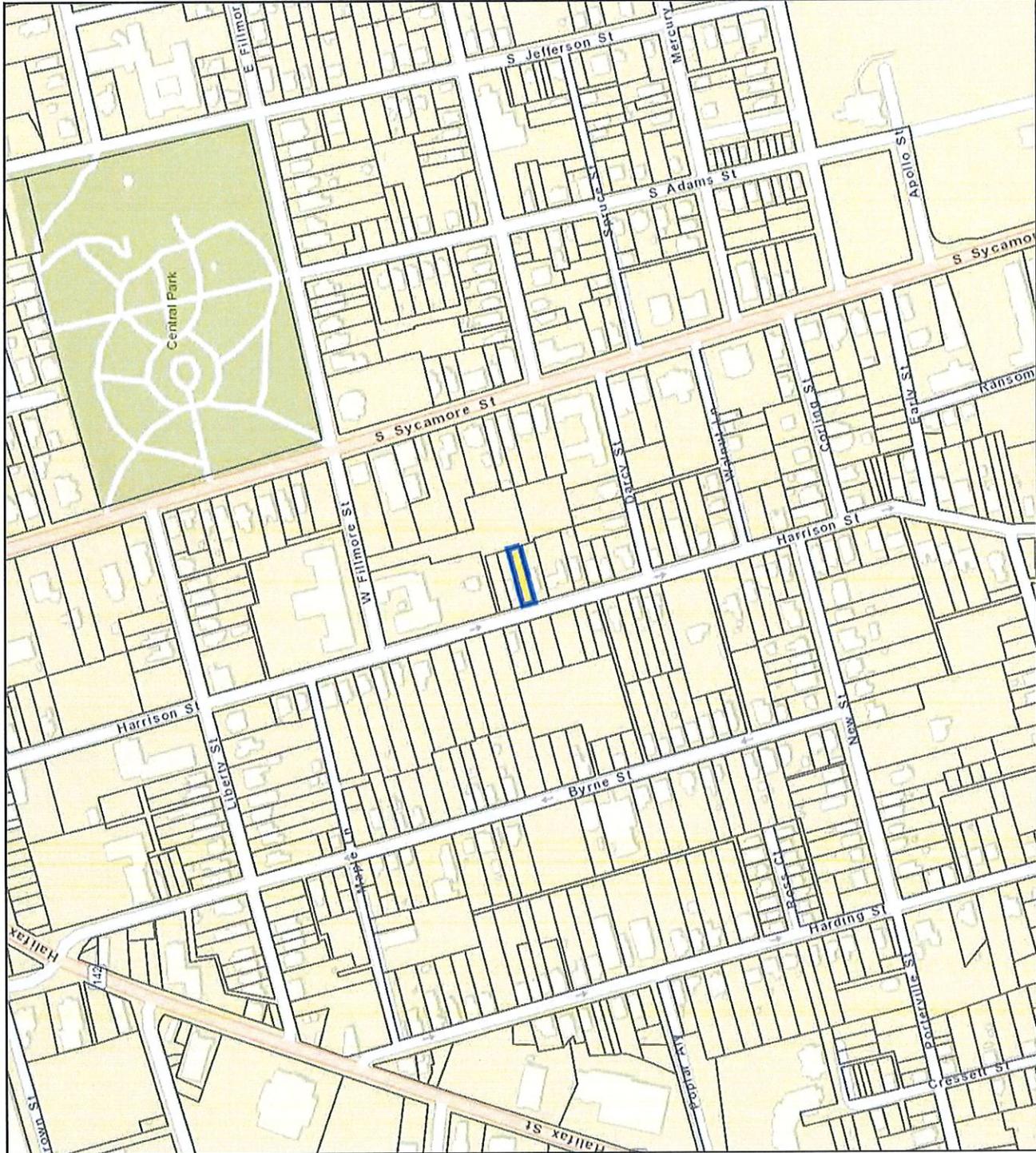
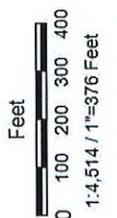
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 031060018

Date: 3/15/2021

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Petersburg, Virginia

Parcel: 031050006

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	432 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.179	City Ward:	5
Legal Description:	LEAVENWORTH PLAT LT 3	Polling Place:	Tabernacle Baptist Church
Subdivision:	Leavenwort	Primary Service Area:	
Assessment Neighborhood Name:	Leavenwort	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/18/2009	\$7,700	2009-2380

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500

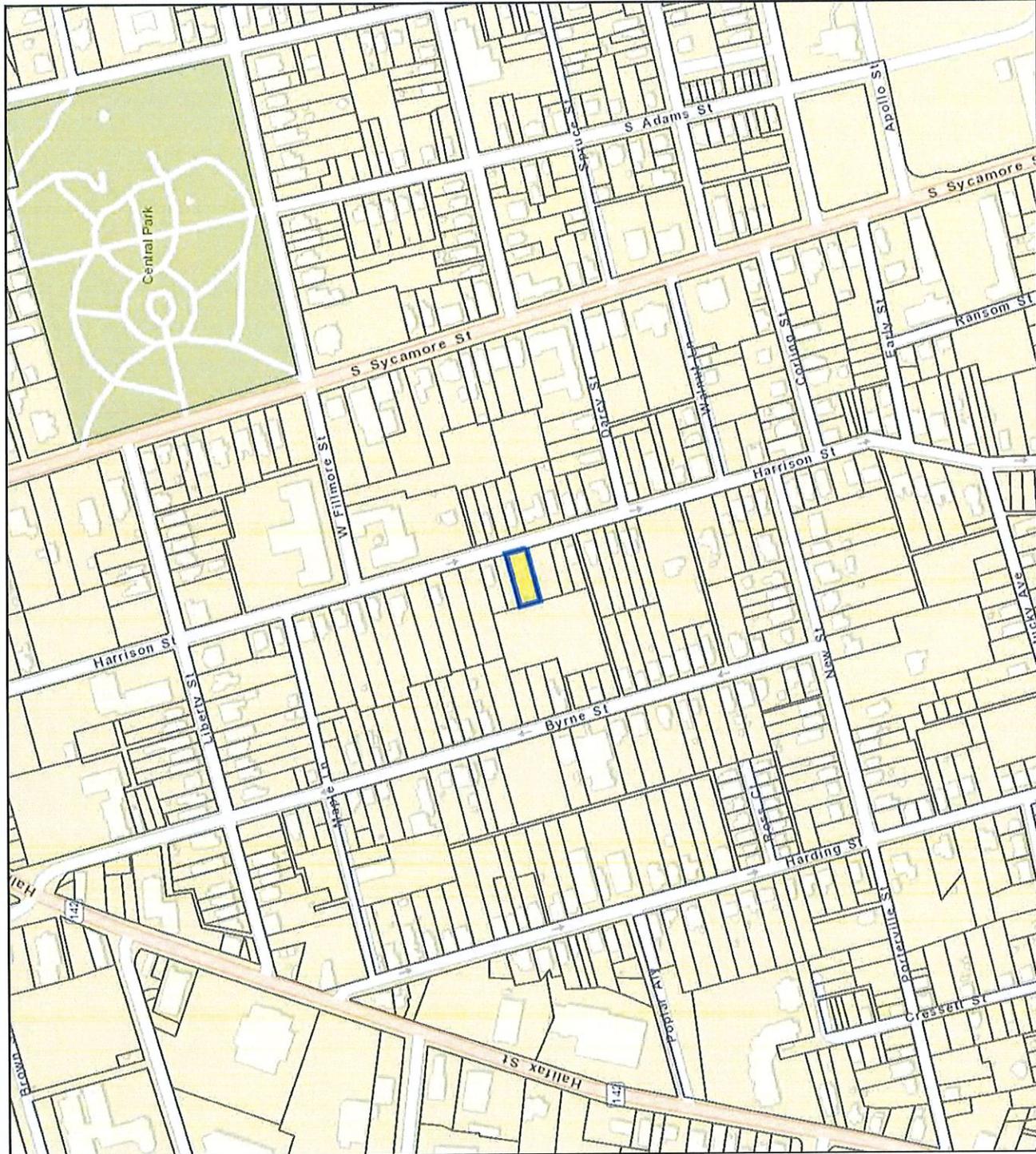
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 031050006

Date: 3/4/2021

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Petersburg, Virginia

Parcel: 031060016

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	437 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.258	City Ward:	4
Legal Description:	PT LT 2 BUDD71 X 158	Polling Place:	Union Train Station
Subdivision:	Budd	Primary Service Area:	
Assessment Neighborhood Name:	Budd	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:	0	Bedrooms:	
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/4/2009	\$13,750	2009-366

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800

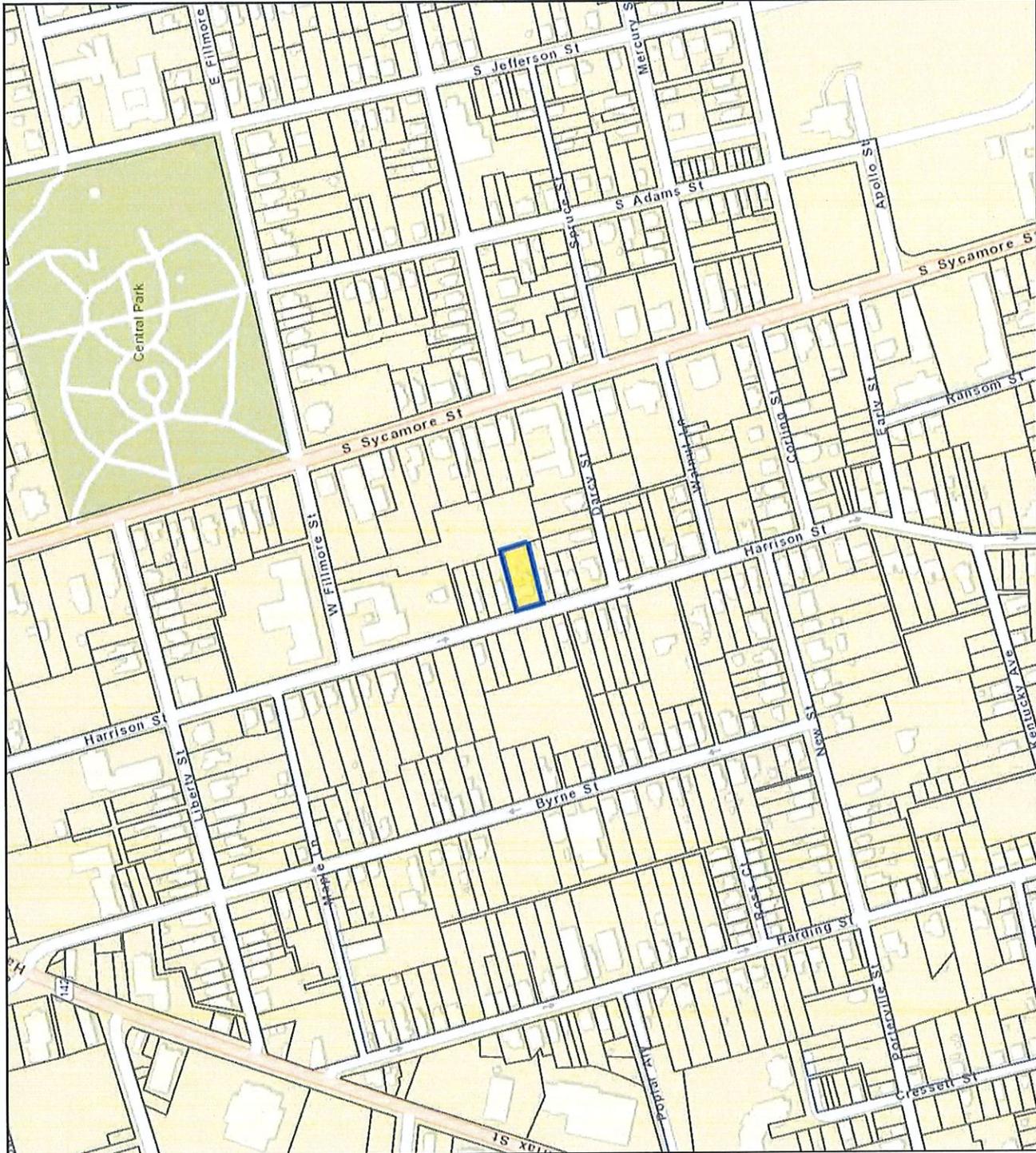
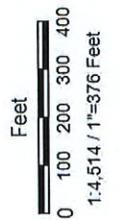
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 031060016

Date: 3/28/2021

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Petersburg, Virginia

Parcel: 031050007

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	438 HARRISON ST PETERSBURG, VA	Congressional Disrict:	4
Legal Acreage:	.198	City Ward:	5
Legal Description:	LOT 2 HOBBS ESTATE61.7X140	Polling Place:	Tabernacle Baptist Church
Subdivision:	Hobbs	Primary Service Area:	
Assessment Neighborhood Name:	Hobbs	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	3/4/1998	\$1,300	587-57

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300

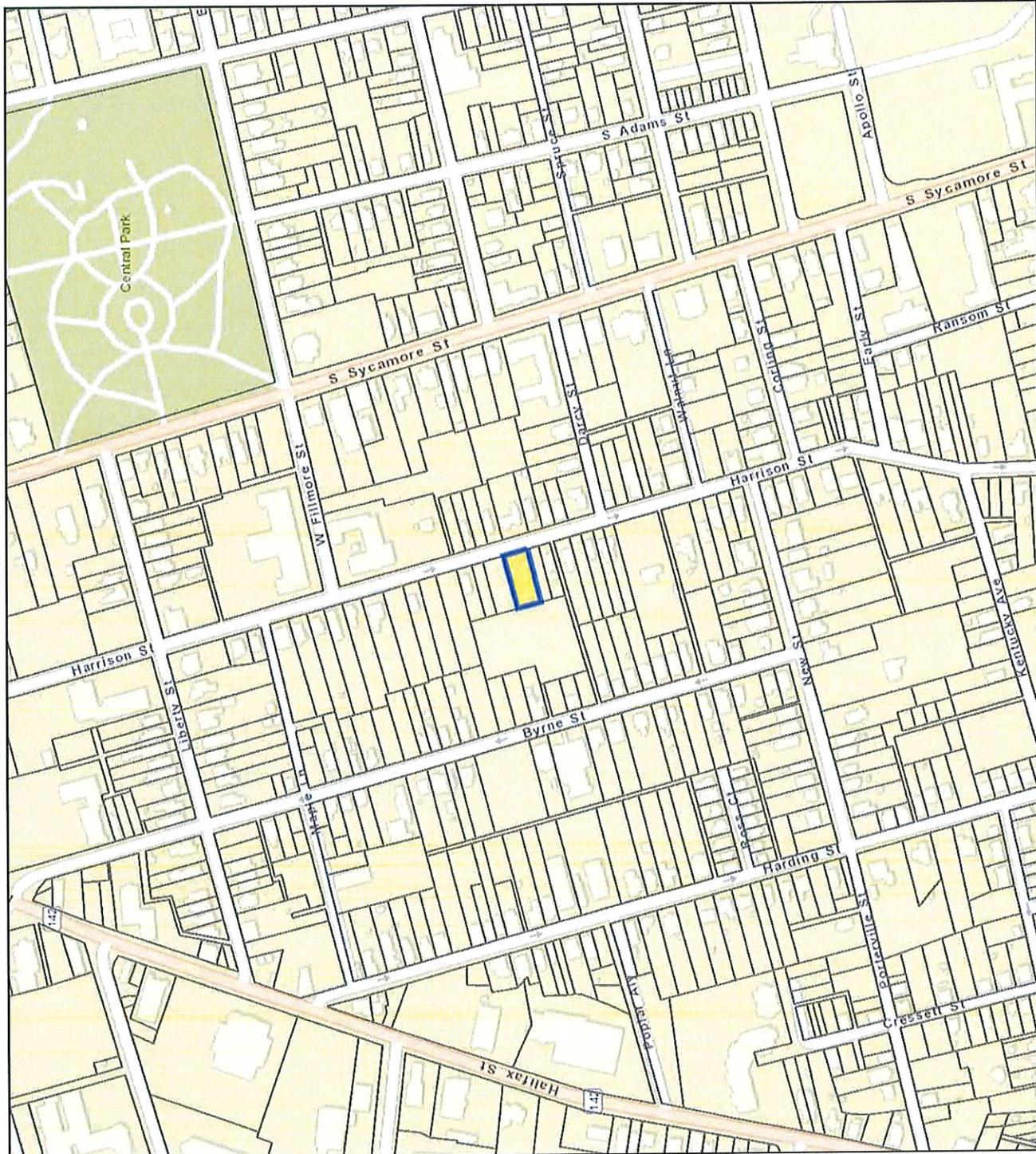
Property Tax (Coming Soon)

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Petersburg, Virginia

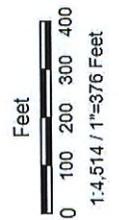
Legend

- County Boundaries
- Parcels



Parcel #: 031050007

Date: 3/4/2021



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Petersburg, Virginia

Parcel: 031050008

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	440 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.105	City Ward:	5
Legal Description:	33.5 X 136.9	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ravenscrof	Primary Service Area:	
Assessment Neighborhood Name:	Ravenscrof	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	7/7/2004	\$2,750	2004-2933

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300

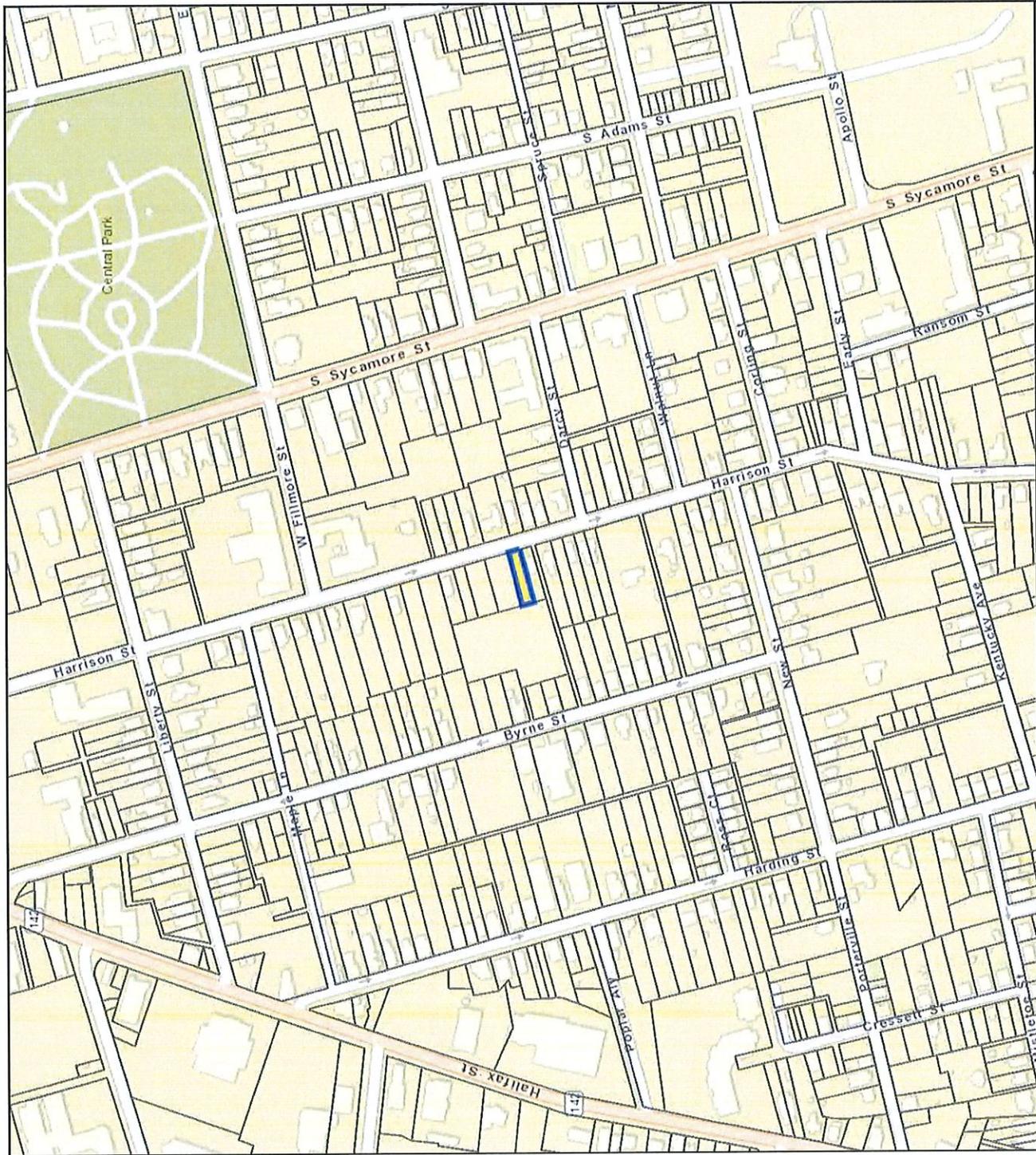
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 031050008

Date: 3/4/2021

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Petersburg, Virginia

Parcel: 031050010

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	450 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.207	City Ward:	5
Legal Description:	PARCEL 40 X 225	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ravenscrof	Primary Service Area:	
Assessment Neighborhood Name:	Ravenscrof	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:	0	Bedrooms:	
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	2/14/2006	\$25,000	2006-757

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100

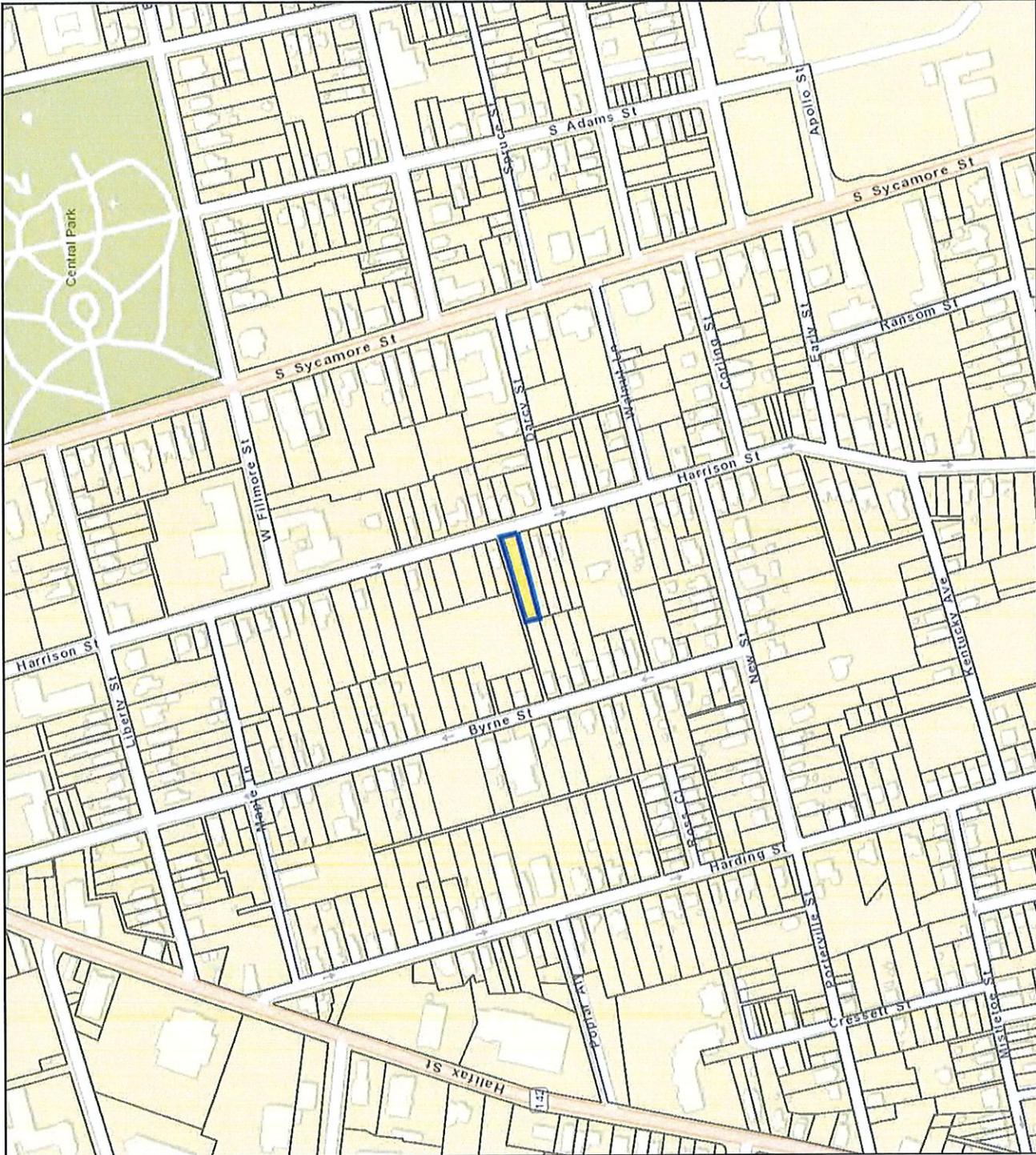
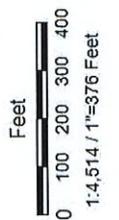
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 031050010

Date: 3/15/2021

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Petersburg, Virginia

Parcel:

031050011

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	Poplar Lawn
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	Yes
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	452 HARRISON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.155	City Ward:	5
Legal Description:	PARCEL ONE 30' X 225'	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ravenscrof	Primary Service Area:	
Assessment Neighborhood Name:	Ravenscrof	Census Tract:	8107
Local Historic District:	Poplar Lawn	Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	11/22/2005	\$7,500	2005-5628

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300

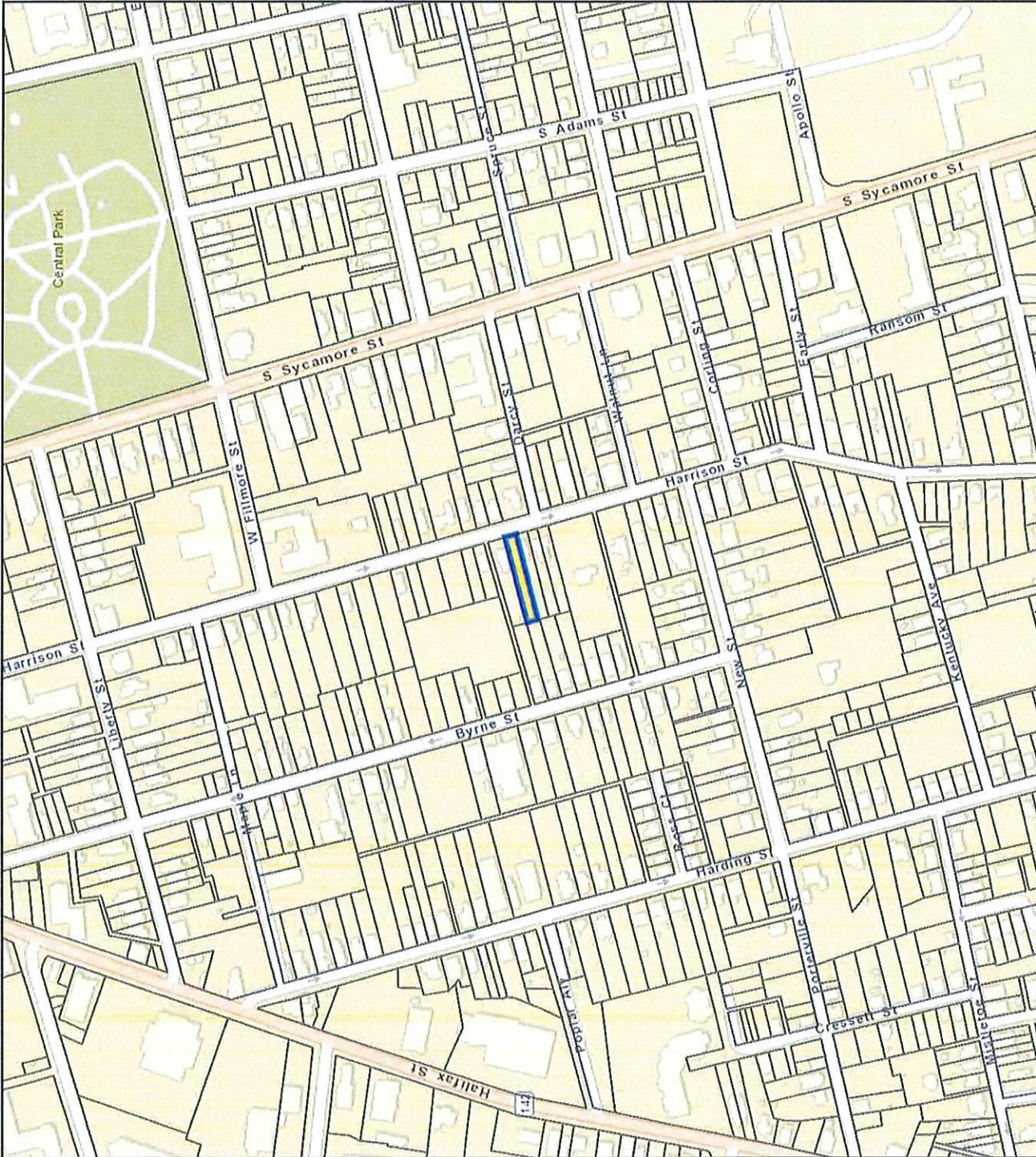
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Petersburg, Virginia

Legend

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Parcel #: 031050011

Date: 3/15/2021



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City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Cynthia Boone

RE: **Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop two (2) parcels of City-owned property located on W Washington St and, consideration of an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of the City-owned property to BLW Solutions.**

PURPOSE:

Request for the City Council to schedule a public hearing regarding a Proposal to Purchase and Develop two (2) parcels of City-owned property located on W Washington St and, consideration of an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of the City-owned property to BLW Solutions.

REASON:

To schedule a public hearing and consider an Ordinance that authorizes the City Manager to execute a Purchase Agreement and proceed with the sale of City-owned property in accordance with applicable legal requirements.

RECOMMENDATION: The Department of Economic Development is recommending the sale of City Owned property located 1203 W Washington St to BLW Solutions for the development of 2 Single Family Homes for rental property

BACKGROUND:

The Department of Economic Development received a proposal for the purchase of City Owned Property located at 1203 and 1157 W Washington St from Mr. Keith Blowe who represents BLW Solutions. For the property located at 1157 W Washington St, this will be a new construction of a two story, three bedroom, two and a half bath, family rental home with a back and front porch and fenced in back yard. Estimated construction cost is \$175,000. For the property located at 1203 W Washington St, they will renovate the existing structure to a three bedroom, two and half bath family rental home with a front and back porch with fenced in back yard.

The proposed purchase price for both properties is \$20,450 which is 50% of the assessed value of \$40,900. On Friday, April 16, 2021 Mr. Blowe provided staff a cashier check in the amount of \$20,450 along with the signed purchase agreement. They have provided a financial statement showing they have the funds in their bank account to fund the project in its entirety. The estimated completion date is August 2022 for 1203 W Washington St and December 2022 for 1157 W Washington St.

BLW Solutions is a Class “A” Contractor and DHS Certified Project Manager.

Property Information

Tax Map ID	Address	Zoning
024-220019	1203 W Washington St	R3
024-220018	1157 W Washington St	R3

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: NA

REVENUE TO CITY: \$20,450

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: NA

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. OrdinanceBLWSolutions
2. Blowe (1)
3. Blowe (2)

ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the Sale of City-owned property at 1157 W Washington St and 1203 W Washington St

WHEREAS, the City of Petersburg has received a proposal from BLW Solutions to purchase the City-owned property at 1157 W Washington St and 1203 W Washington St, to develop single family rental homes; and

WHEREAS, the potential benefits to the City include infill development, population growth, and increased tax base; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned property.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with BLW Solutions toward the Sale and development of City-owned property located at 1157 W Washington St and 1203 W Washington St

EXHIBIT B HOME CONSTRUCTED AT 1419 MECHANICSVILLE TPKE

Photos

Save Home

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3 bd 2.5 ba 1,632 sqft

1419 Mechanicsville Tpke, Richmond, VA 23223

Sold: \$219,000 Sold on 12/01/20 Zestimate

Est. refi payment: \$993/mo Refinance your loan

Home value Owner tools Home details Neigh



1 of 16

Your Zestimate
Own this home? Track trends
local market insights
Newowner insights

Zestimate
\$281,916



ZESTIMATE RANGE
\$262,000 - \$299,000

LAST 30 DAY CHANGE
+\$18,357 (+7.0%)

Zestimate history & deta

Estimated net proce
\$79,675

Sold: \$219,000 (3 beds, 2.5 baths, 1,632 Square Feet)

Est. selling price of your home

EXHIBIT B HOME CONSTRUCTED AT 1419 MECHANICSVILLE TPKE

Photos

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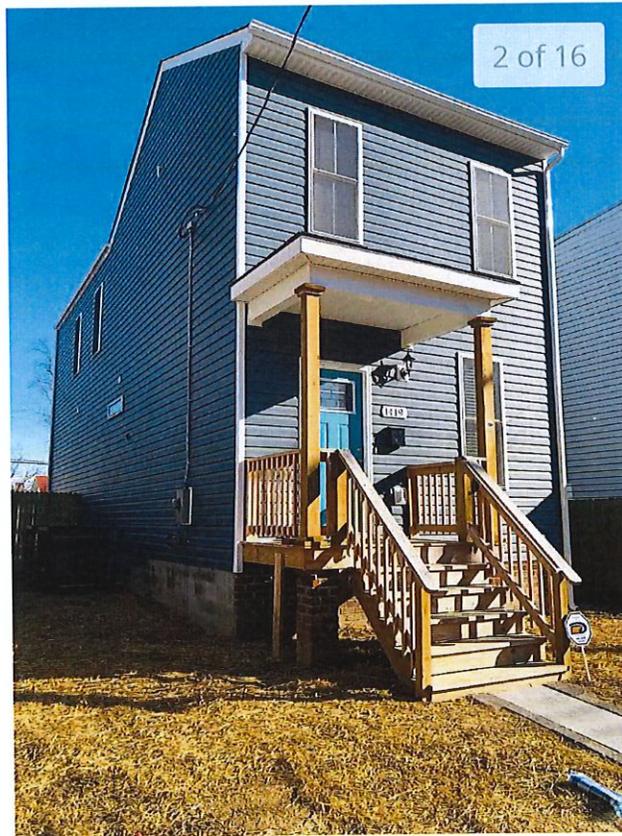
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[Home value](#) [Owner tools](#) [Home details](#) [Neigh](#)



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[owner insights](#)

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Photos <

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Photos <

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\$79,675

Sold: \$219,000 (3 beds, 2.5 baths, 1,632 Square Feet)

Est. selling price of your home

REAL ESTATE PURCHASE AGREEMENT

Assessed Value: \$40,900

Consideration: \$20,450

Tax Map No.: 024-220019 1203 W Washington St.
024-220018 1157 W Washington St.

This Real Estate Purchase Agreement (the "Agreement") is dated May 18, 2021, between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, BLW-SOLUTIONS, LLC, hereinafter referred to as "Purchaser", and party of the second part, and Pender & Coward (the "Escrow Agent") and recites and provides the following:

RECITALS:

The Seller owns certain parcel(s) of property and all improvements thereon and appurtenances thereto located in Petersburg, Virginia, commonly known as: 1203 W Washington St and 1157 W Washington St, Tax Map Number: 024-220019 and 024-2200018 (Property).

Purchaser desires to purchase the Property and Seller agrees to sell the Property subject to the following terms and provisions of this Agreement:

1. **Sale and Purchase:** Subject to the terms and conditions hereof, Seller shall sell and Purchaser shall purchase, the Property. The last date upon which this Agreement is executed shall be hereinafter referred to as the "Effective Date".
2. **Purchase Price:** The purchase price for the Property is twenty thousand four hundred fifty dollars (\$20,450) (the "Purchase Price"). The Purchase Price shall be payable all in cash by wired transfer or immediately available funds at Closing.
3. **Deposit:** Purchaser shall pay ten percent (10%) of the Purchase Price, two thousand forty five dollars (\$2,450), (the "Deposit") within fifteen (15) business days of the Effective Date to the Escrow Agent which shall be held and disbursed pursuant to the terms of this Agreement.
4. **Closing:** Closing shall take place on or before ninety (90) business days after the completion of the Due Diligence Period described in Section 5. Purchaser may close on the Property prior to completion of the Due Diligence Period with reasonable advance notice to Seller. At Closing, Seller shall convey to Purchaser, by Deed Without Warranty, good and marketable title to the

Property in fee simple, subject to any and all easements, covenants, and restrictions of record and affecting the Property and current taxes.

In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier.

5. **Due Diligence Period:** Not to exceed one hundred twenty (120) calendar days after the Effective Date. The Purchaser and its representatives, agents, employees, surveyors, engineers, contractors and subcontractors shall have the reasonable right of access to the Property for the purpose of inspecting the Property, making engineering, boundary, topographical and drainage surveys, conducting soil test, planning repairs and improvements, and making such other tests, studies, inquires and investigations of the Property as the Purchaser may deem necessary. The Purchaser agrees that each survey, report, study, and test report shall be prepared for the benefit of, and shall be certified to, the Purchaser and Seller (and to such other parties as the Purchaser may require). A duplicate original of each survey, report, study, test report shall be delivered to Seller's counsel at the notice address specified in Section 15 hereof within ten (10) days following Purchaser's receipt thereof.

Purchaser shall be responsible for paying all closing costs associated with this purchase including but not limited to the real estate commission, Seller's attorney fees, applicable Grantor's tax and the cost associated with the preparation of the deed and other Seller's documents required hereunder. All closing costs shall be paid by the Purchaser.

- a. At or before the extinguishing of the Due Diligence Period, the Purchaser shall draft a Development Agreement in conformance with the proposal presented to City Council on _____. Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on _____. Approval and execution of the Development Agreement shall not be unreasonably withheld by either party, and execution of the Development Agreement by all parties shall be a condition precedent to closing on the property. The Development Agreement shall be recorded by reference in the deed of conveyance to the Property which shall include reverter to the City in the event that the Developer fails to comply with the terms of the Development Agreement.
- b. During the Due Diligence Period, the Purchaser and any of their paid or voluntary associates and/or contractors must agree to sign a 'Hold Harmless Agreement' prior to entering vacant property located at 1203 W Washington St and 1157 W Washington St,

Tax Map Number: 024-220019 and 024-220018 (Property).. This agreement stipulates that to the fullest extent permitted by law, to defend (including attorney's fees), pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees, volunteers, and others working on behalf of the City against any and all claims, demands, suits or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers, or others working on behalf of the City, by any reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof which arise out of or is in any way connected or associated with entering the vacant property located at 1203 W Washington St and 1157 W Washington St, Tax Map Number: 024-220019 and 024-220018 (Property).

6. Termination Prior to Conclusion of Due Diligence Phase:

- a. If Purchaser determines that the project is not feasible during the Due Diligence Period, then, after written notice by Purchaser delivered to Seller, nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent and the Purchaser waives any rights or remedies it may have at law or in equity.
- b. If during the Due Diligence phase Seller determines that Purchaser does not possess sufficient resources to complete the Development Agreement, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent.
- c. If the parties are unable to agree on the terms of the Development Agreement as required by paragraph 5(a) of this Agreement after good faith efforts by the parties, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent. If either party fails to exercise good faith in the efforts to reach a Development Agreement, then the other party shall be entitled to one hundred percent (100%) of the Deposit.

7. Seller's Representations and Warranties: Seller represents and warrants as follows:

- a. To the best of Seller's knowledge, there is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Seller relating to the Property or against the Property. Seller is not subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator which results in a material adverse effect on the Property or the operation thereof.
- b. To the best of Seller's knowledge, there are no pending or threatened (in writing) condemnation or eminent domain proceedings which affect any of the Property.
- c. To the best of Seller's knowledge, neither the execution nor delivery of the Agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Property to Purchaser, will conflict with or cause a breach of any of the terms and

conditions of, or constitute a default under, any agreement, license, permit or other instrument or obligation by which Seller or the Property is bound.

- d. Seller has full power, authorization and approval to enter into this Agreement and to carry out its obligations hereunder. The party executing this Agreement on behalf of Seller is fully authorized to do so, and no additional signatures are required.
- e. The Property has municipal water and sewer lines and has gas and electric lines at the line. Seller makes no representation as to whether the capacities of such utilities are sufficient for Purchaser's intended use of Property.
- f. Seller has not received any written notice of default under, and to the best of Seller's knowledge, Seller and Property are not in default or in violation under, any restrictive covenant, easement or other condition of record applicable to, or benefiting, the Property.
- g. Seller currently possesses and shall maintain until Closing general liability insurance coverage on the Property which policy shall cover full or partial loss of the Property for any reason in an amount equal to or exceeding the Purchase Price.

As used in this Agreement, the phrase "to the best of Seller's knowledge, or words of similar import, shall mean the actual, conscious knowledge (and not constructive or imputed knowledge) without any duty to undertake any independent investigation whatsoever. Seller shall certify in writing at the Closing that all such representations and warranties are true and correct as of the Closing Date, subject to any changes in facts or circumstances known to Seller.

8. Purchaser's Representations and Warranties:

- a. There is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Purchaser, nor is Purchaser subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator, that would affect Purchaser's ability and capacity to enter into this Agreement and transaction contemplated hereby.
 - b. Purchaser has full power, authorization and approval to enter into this Agreement and to carry out its obligation hereunder. The party executing this Agreement on behalf of Purchaser is fully authorized to do so, and no other signatures are required.
9. **Condition of the Property:** Purchaser acknowledges that, except as otherwise set forth herein, the Property is being sold "AS IS, WHERE IS AND WITH ALL FAULTS", and Purchaser has inspected the Property and determined whether or not the Property is suitable for Purchaser's use. Seller makes no warranties or representations regarding the condition of the Property, including without limitation, the improvements constituting a portion of the Property or the systems therein.

10. **Insurance and Indemnification:** Purchaser shall indemnify Seller from any loss, damage or expense (including reasonable attorney's fees and costs) resulting from Purchaser's use of, entry upon, or inspection of the Property during the Due Diligence Period. This indemnity shall survive any termination of this Agreement. Notwithstanding any other provision of this Agreement, Purchaser's entry upon the subject property and exercise of due diligence is performed at Purchaser's sole risk. Purchaser assumes the risk and shall be solely responsible for any injuries to Purchaser, its employees, agents, assigns and third parties who may be injured or suffer damages arising from Purchaser's entry upon the property and the exercise of Purchaser's due diligence pursuant to this Agreement.
11. **Escrow Agent:** Escrow Agent shall hold and disburse the Deposit in accordance with the terms and provisions of this Agreement. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent may, in its sole discretion, continue to hold the monies that are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto. In the event of any suit where Escrow Agent interpleads the Deposit, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and cost incurred, said fees and cost to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for mis-delivery to Purchaser or Seller of the Deposits, unless such mis-delivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent. The Escrow Agent shall not be liable or responsible for loss of the Deposits (or any part thereof) or delay in disbursement of the Deposits (or any part thereof) occasioned by the insolvency of any financial institution unto which the Deposits is placed by the Escrow Agent or the assumption of management, control, or operation of such financial institution by any government entity.
12. **Risk of Loss:** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause is assumed by Seller until Closing. In the event of a loss or damage to the Property or any portion thereof before Closing, Purchaser shall have the option of either (a) terminating this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall then be deemed null and void and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party, or (b) affirming this Agreement, in which event Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and pay over to Purchaser any sums received as a result of such loss or damage. Seller agrees to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the Effective Date and Closing. Purchaser and its representatives shall have the right to make an inspection at any reasonable time during the Due Diligence Period or prior to Closing.
13. **Condemnation:** If, prior to Closing, all of any part of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the right to (1) complete the purchase, in which event all condemnation proceeds or claims thereof shall be assigned to Purchaser, or (2) terminate this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall be terminated, and this Agreement shall be deemed null

and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.

14. **Notices:** All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person or sent by Federal Express or other comparable overnight courier, or certified mail, postage prepaid, return receipt requested, to the respective hereto as follows:

SELLER:

The City of Petersburg
Kenneth Miller
Interim City Manager
135 North Union Street
Petersburg, VA 23803

Anthony C. Williams, City Attorney
City of Petersburg, Virginia
135 N. Union Street
Petersburg, VA 23803



PURCAHSER:

BLW-SOLUTIONS, LLC
KEITH C. BLOWE
PRESIDENT
P. O. BOX 1306
SUSSEX VA. 23884-0306

COPY TO:

Notices shall be deemed to have been given when (a) delivered in person, upon receipt thereof by the person to whom notice is given, (b) as indicated on applicable delivery receipt, if sent by Federal Express or other comparable overnight courier, two (2) days after deposit with such courier, courier fee prepaid, with receipt showing the correct name and address of the person to whom notice is to be given, and (c) as indicated on applicable delivery receipt if sent via certified mail or similar service.

15. **Modification:** The terms of this Agreement may not be amended, waived or terminated orally, but only by an instrument in writing signed by the Seller and Purchaser.
16. **Assignment; Successors:** This Agreement may not be transferred or assigned without the prior written consent of both parties. In the event such transfer or assignment is consented to, this Agreement shall inure to the benefit of and bind the parties hereto and their respective successors and assigns.
17. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.
18. **Survival:** All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.
19. **Captions and Counterparts:** The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement.
20. **Governing Law; Venue:** This Agreement and all documents and instruments referred to herein shall be governed by, and shall be construed according to, the laws of the Commonwealth of Virginia. Any dispute arising out of performance or non-performance of any term of this Agreement shall be brought in the Circuit Court for the City of Petersburg, Virginia.
21. **Entire Agreement:** This Agreement contains the entire agreement between Seller and Purchaser, and there are no other terms, conditions, promises, undertakings, statements or representations, expressed or implied, concerning the sale contemplated by this Agreement. Any and all prior or subsequent agreements regarding the matters recited herein are hereby

declared to be null and void unless reduced to a written addendum to this Agreement signed by all parties in accordance with Section 16.

22. **Copy or Facsimile:** Purchaser and Seller agree that a copy or facsimile transmission of any original document shall have the same effect as an original.
23. **Days:** Any reference herein to “day” or “days” shall refer to calendar days unless otherwise specified. If the date of Closing or the date for delivery of a notice or performance of some other obligation of a party falls on a Saturday, Sunday or legal holiday in the Commonwealth of Virginia, then the date for Closing or such notice of performance shall be postponed until the next business day.
24. **Title Protection:** Deed to this property is conveyed without warranty. During the due diligence period, purchaser may research title issues associated with the property and may purchase title insurance at his own expense or terminate the agreement in accordance with the provisions of this contract in the event that issues regarding title are discovered.
25. **Development Agreement:** A Development agreement detailing the development scope, budget, funding, schedule and any other agreed upon performance requirements of the Developer will be executed prior to the transfer of the deed for the property.
26. **Reversion Provision:** The deed of conveyance to this property shall contain a provision that this property will revert back to the City if performance requirements are not met by the Developer within the time period specified in the Development Agreement upon Notice of Breach to Developer and failure to timely cure.
27. **Compliance with Zoning, land use and Development requirements:** Execution of this document shall not be construed to affect in any way the obligation of the purchaser to comply with all legal requirements pertaining to zoning, land use, and other applicable laws.

28. IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and years first written.

PURCHASER: BLW-SOLUTIONS, LLC

By: Keith C. Blowe Keith C. Blowe

Title: PRESIDENT, BLW-SOLUTIONS, LLC

Date: 15 APR 2021

SELLER:

The City of Petersburg, Virginia

By: _____, Kenneth Miller

Title: Interim City Manager

Date: _____

ESCROW AGENT:

By: _____,

Title: _____

Date: _____

Approved as to form:

Date: _____

By: _____, Anthony Williams

Title: City Attorney



VA DCJ # 11-9562

A Certified Service-Disabled Veteran Owned Small Business

P. O. Box 1306
Sussex, VA 23884-0306
Phone: 804.332.2297
Email: kblowe@blw-solutions.com
Web: <http://blw-solutions.com>

15 April 2021

CITY OF PETERSBURG

Department of Economic Development
ATTN: Ms. Cynthia Boone
135 North Union Street
Petersburg, Virginia 23803

SUBJECT: PROPOSAL TO PURCHASE CITY OWNED PROPERTIES
1157 W WASHINGTON ST.
1203 W WASHINGTON ST

EXECUTIVE SUMMARY:

BLW-SOLUTIONS, LLC, is a Certified Service-Disabled Veteran Owned Small Business, ran by a husband-and-wife team, both retired / disabled military veterans. My background is in law enforcement / security; Project Management; Construction, and Dr. Deborah Nunnally-Blowe is a retired Clinical Psychologist.

Just under five years ago, we started managing multiple small investment firms', renovation projects in the Richmond area. Through that process, we obtained our Class "A" Contractors License out of frustration that we could not find reliable contractors to execute a project on time and on budget. Since that time, we have overseen the renovation and building (new construction) of multiple projects, including the new construction of 1419 Mechanicsville Turnpike, Richmond Va. 23223, which we own and will be the model for 1157 W Washington St, Petersburg.

We currently manage 1153 W Washington St, Petersburg, owned by my brother who lives in Fredericksburg Va. We spend a considerable amount of time weekly, cleaning up the trash from 1157 & 1203 W Washington St. Additionally, we have made calls to the City to get the grass cut at 1157 W Washington St, during the summer months, and even having it cut from time to time ourselves.

The **plan for the vacant lot at 1157 W Washington St**, is a 2 story 3 bedroom, 2 ½ bath, new construction, family rental home with a 6-foot privacy fence for the backyard. With the houses being so close to the street, the fenced backyard provides a safe and secure area for kids and pets. This property will cost approximately \$175K to complete pending your approval, and this project should be completed no later than August 2022. A final plan and renderings will but completed once we obtain a current survey and soil analysis once we have control of the property. See attached draft renderings and estimated timeline (BUSINESS PLAN – ATTACHMENT A)

The **plan for the existing structure at 1203 W Washington St**, is to renovate the one story, 1934 square feet living area into a 3 bedroom, 2 ½ bath, family rental home with a 6-foot privacy fence for the backyard. With the houses being so close to the street, the

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fenced backyard provides a safe and secure area for kids and pets. This property will cost approximately \$96,350K to complete pending your approval, and this project will be completed no later than 31 December 2021. (BUSINESS PLAN – ATTACHMENT B).

PROJECT BUDGET: The projected budget / cost for both properties completed is \$271,350. Existing private funds will be used for these projects. A cashier's check dated 15 April 2021, in the amount of \$20,450, payable to the City of Petersburg, is attached as full payment for 1157 and 1203 W Washington Street. See attached Bank Financial Document and copy of cashier's check. (BUSINESS PLAN – ATTACHMENT C)

DUE DILIGENCE: BLW-SOLUTIONS' waives any due diligence waiting period for these transactions in order that we may move forward as quickly as possible to get these projects started and completed.

CONCESSIONS: If the proposal is accepted, we would ask for one small concession regarding 1203 W Washington St. This property is surrounded by trees and a tree from the adjacent lot, 1207 W Washington St (vacant lot, owned by James & Ethel Hopson), has fallen on the rear roof and rear deck of 1203 Washington St, causing damage. We ask the City to work with owner of 1207 W Washington St, to take care of having these trees removed prior to finalizing this action or provide a minimum of \$1,800 concession to cover our cost to complete. (BUSINESS PLAN – ATTACHMENT D)

Sincerely,

KEITH C. BLOWE

KEITH C. BLOWE
President / CEO
BLW-SOLUTIONS, LLC
kblowe@blw-solutions.com
804-332-2297

BLW-SOLUTIONS is an EEO Employer

BLW-SOLUTIONS considers applicants for all positions without regard to race, ethnicity, religion, creed, color, sex, gender, gender identity or expression, national origin, age, disability, veteran status, medical condition, marital status, sexual orientation, citizenship or other basis in accordance with federal, state or local laws or regulations.

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BUSINESS PLAN

**1157 W WASHINGTON ST
&
1203 W WASHINGTON ST**

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15 April 2021

CITY OF PETERSBURG

Department of Economic Development
ATTN: Ms. Cynthia Boone
135 North Union Street
Petersburg, Virginia 23803

SUBJECT: PROPOSAL TO PURCHASE CITY OWNED PROPERTIES
1157 W WASHINGTON ST.
1203 W WASHINGTON ST

COMPANY DESCRIPTION:

BLW-SOLUTIONS is a Certified Serviced-Disabled Veteran Owned Small Business located in Sussex Virginia. BLW-SOLUTIONS, LLC, is ran by a husband-and-wife team, Colonel (RET) Keith C. Blowe, and Dr. Deborah Nunnally-Blowe, both retired / disabled military veterans. My background is in law enforcement / security; Project Management; Construction, and Dr. Deborah Nunnally-Blowe is a retired Clinical Psychologist.

We carry two business lines, under the business name—licensed in the State of Virginia—Class “A” Contractor, (VA DPOR Licensed #2705163454) and Virginia Department of Criminal Justice Services, as a Private Security Services provider (VA DCJS #11-9562).

BLW-SOLUTIONS' focus with its Class ‘A’ Contractor business line is to provide and develop quality housing for families. Simply put, we provide safe, quality, and affordable homes for families to rent. We currently have four rental properties in which we managed the renovations of or construction of. The two properties mentioned above, will bring our portfolio to six properties. Our primary focus is providing quality homes for families, no more than 2 per year. This business line maintains its own General Liability Insurance of more than \$2 million dollars.

BLW-SOLUTIONS' primary client for security services is the Department of Veterans Affairs where our focus is on providing unarmed security guards to Veterans Medical Centers and Clinics across the State. This business line maintains its own General Liability Insurance of more than \$2 million dollars.

As a result of BLW-SOLUTIONS' success and goal to gradually increase its business lines, all funding for this proposed project to provide quality, safe housing on the Western end of Washington Street, will be self-funded with existing funds.

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CITY OF PETERSBURG

Department of Economic Development
ATTN: Ms. Cynthia Boone
135 North Union Street
Petersburg, Virginia 23803

SUBJECT: PROPOSAL TO PURCHASE CITY OWNED PROPERTIES
1157 W WASHINGTON ST.
1203 W WASHINGTON ST

BUSINESS PLAN DETAILS:

This packet is meant to outline BLW-SOLUTIONS, LLC's intent to purchase 1157 and 1203 W Washington St, Petersburg Va., from the City of Petersburg for the proposed purchased price of \$20,450. A check for the full proposed purchase amount is attached.

These two properties will be developed into two standalone 3 bedroom, 2 ½ baths, homes with front and back porches and a 6-foot privacy fence which provides a safe and secure area for kids and pets to be outside. The homes will be used as rental property to provide families a safe and secure environment to raise their family.

My brother currently owns 1153 W Washington St, and I manage and take care of this property as he lives in Fredericksburg Va. Significant improvements have been made to 1153 W Washington St, to include 6ft privacy fence around the backyard to provide kids a safe place to play but the adjacent properties (1157 & 1203) continue to be eye sores and safety concerns for all the surrounding properties. We spend considerable time weekly, cleaning up the trash from these two properties and making calls to the City to cut the grass at 1157 W Washington St, during the summer months, and even having it cut from time to time.

The **plan for the vacant lot at 1157 W Washington St**, is a 2 story 3 bedroom, 2 ½ baths, new construction, family rental home with a 6-foot privacy fence for the backyard. With the houses being so close to the street, the fenced backyard provides a safe and secure area for kids and pets. This property will cost approximately \$175K to complete and pending your approval, this project should be completed no later than September 2022. See attached renderings (ATTACHMENT A).

The house in which we are proposing for 1157 W Washington St, is a house we designed with our architect and built within the City of Richmond, located at 1419 Mechanicsville Turnpike, Richmond Va. 23223. This property is currently valued at over \$260,000. ([Zillow.com](#); [1419 Mechanicsville Tpke, Richmond Va.23223](#))

The **plan for the existing structure at 1203 W Washington St**, is to renovate the one story, 1934 square feet living area into a 3 bedroom, 2 ½ baths, family rental home with a 6-foot privacy fence for the backyard. With the houses being so close to the street, the

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fenced backyard provides a safe and secure area for kids and pets. This property will cost approximately \$96,350 to complete and pending your approval, this project should be completed no later than 31 December 2021. As a contingency for this property, based on final assessment once we have control of the property, we reserve the right to demolish the existing structure and replace it with new construction, being the same as proposed for 1153 W Washington St, with exterior siding color Gray. New construction would be completed on this site NLT 1 October 2022. See attached (ATTACHMENT B).

PROJECT BUDGET: The projected budget / cost for both properties completed is \$271,350. Existing private funds will be used for these projects. See attached bank financial letter and cashier's check for the proposed purchase price (ATTACHMENT C).

MARKETTING ANALYSIS: The City of Petersburg like many cities / localities around the Country, has a shortage of quality, safe housing for families and its citizens. Any effort to provide quality and safe housing to residents provides a benefit to the City of Petersburg.

DUE DILIGENCE: BLW-SOLUTIONS' waives any due diligence waiting period for these transactions in order that we may move forward as quickly as possible to get these projects started and completed.

CONSESSIONS: If the proposal is accepted, I would ask for one small concession regarding 1203 W Washington St. This property is surrounded by trees and a tree from the adjacent lot, 1207 W Washington St (vacant lot, owned by Ethel & James Hopson), has fallen on the rear roof and rear deck of 1203 Washington St, causing damage. We ask that the City contact owner and have them remove tree limbs that have damaged 1203 W Washington St or allow me appropriate cash concessions to have these trees removed. I have an estimate of a minimum of \$1,800 to remove the tree limbs damaging 1203 W. Washington St. Additionally, the City could elect to remove fallen limbs from adjacent property and charge to that property owners tax bill, as the City is the current owner of the damaged property by the fallen tree/limbs. (ATTACHMENT D)

Thank you for the opportunity to improve the Western end of Washington Street, which will give families a quality and safe living environment to raise a family in Petersburg.

Very Best Regards,

KEITH C. BLOWE

Keith C. Blowe
President / CEO
BLW-SOLUTIONS, LLC
804-332-2297
kblowe@blw-solutions.com

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BLW-SOLUTIONS is an EEO Employer—BLW-SOLUTIONS considers applicants for all positions without regard to race, ethnicity, religion, creed, color, sex, gender, gender identity or expression, national origin, age, disability, veteran status, medical condition, marital status, sexual orientation, citizenship or other basis in accordance with federal, state or local laws or regulations.

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ATTACHMENT A

A certified Service-Disabled Veteran Owned Small Business (SDVOSB) by the Veterans Affairs; and a "Small Woman and Minority (SWaM) Owned" and "Micro Business" certified in the Commonwealth of Virginia

Proposal to Purchase City-Owned Property



Purchaser			
Project Name	BLW Solutions Washington St Development		
Property Address	1157 W Washington St		
Parcel Number	024-220019	Acreage	0.14 Bldg SF
Year Constructed	NA		
Project Developer	BLW Solutions		
Contact Name	Keith C. Blowe, CPP		
Address	P. O. Box 1306 Sussex, VA 23884-0306	Phone	804-332-2297
Email	kblowe@blw-solutions.com		
Experience/Qualifications	Class A Contractor DHS Certified Project Manager		
Development Description	New Construction: 2 story 3 bedroom, 2 ½ bath, family rental home on vacant lot with front and back porches and fenced in back yard		
Offered Purchase Price	\$4,100	Construction Costs	\$ 175,000.00
		Total Investment	\$ 179,100.00
Description of Financing (%)	Private/ Self Funding 100%		
Community Benefit	Private Family, safe environment to raise family		
Due Diligence Period (months)	120 days		
Construction Start Date	Oct-21	Completion Date	Aug-21
Number of Projected Jobs	Temp/Const. Jobs	Permanent Jobs	
	22	1	
Average Wage	25000	1800	
Contingencies			

City Assessment							
Outstanding Obligations							
Proposed Land Use	Single Family Home			Yes	No		
Comp Plan Land Use	Residential	Conformance	Y				
Zoning	R-3	Conformance	Y				
Enterprise Zone	NA						
Rehab/Abatement							
New Construction							
Historic District							
Assessed Value	\$ 32,700.00	Appraised Value	\$ -				Date
City Revenue from Sale	\$ (28,600.00)						
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20			
Real Estate Tax	\$ -	\$ 441.45	\$ 2,207.25	\$ 38,475.00			
Personal Property Tax	\$ -	\$ -	\$ -	\$ -			
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -			
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -			
Business License Fee	\$ -	\$ -	\$ -	\$ -			
Lodging Tax	\$ -	\$ -	\$ -	\$ -			
Meals Tax	\$ -	\$ -	\$ -	\$ -			
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -			
Total	\$ -	\$ 441.45	\$ 2,207.25	\$ 38,475.00			
Total Tax Revenue		\$ 441.45	\$ 2,207.25	\$ 38,475.00			
Waivers & Other Costs to the City		\$ -	\$ -	\$ -			
City ROI (Revenue - Cost)	\$ -	\$ 441.45	\$ 2,207.25	\$ 38,475.00			
Staff Recommendation							
Last Use Public				Comm. Review Date			
Council Decision				Council Review Date			

Petersburg, Virginia

Parcel: 024220018

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	1157 WASHINGTON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.147	City Ward:	6
Legal Description:	PT LOT 114 PILLOW PLATWELLS EST 50 X 128.2	Polling Place:	Westview School
Subdivision:	Pillow-Wel	Primary Service Area:	
Assessment Neighborhood Name:	Pillow-Wel	Census Tract:	8104
Local Historic District:		Elementary School:	Pleasants Lane
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:	0	Bedrooms:	
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	4/26/2019	\$0	2019-1047

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$	\$8,200	\$8,200	\$8,200	\$8,200
Improvement Value	\$8,200	\$	\$	\$	\$
Total Value	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200

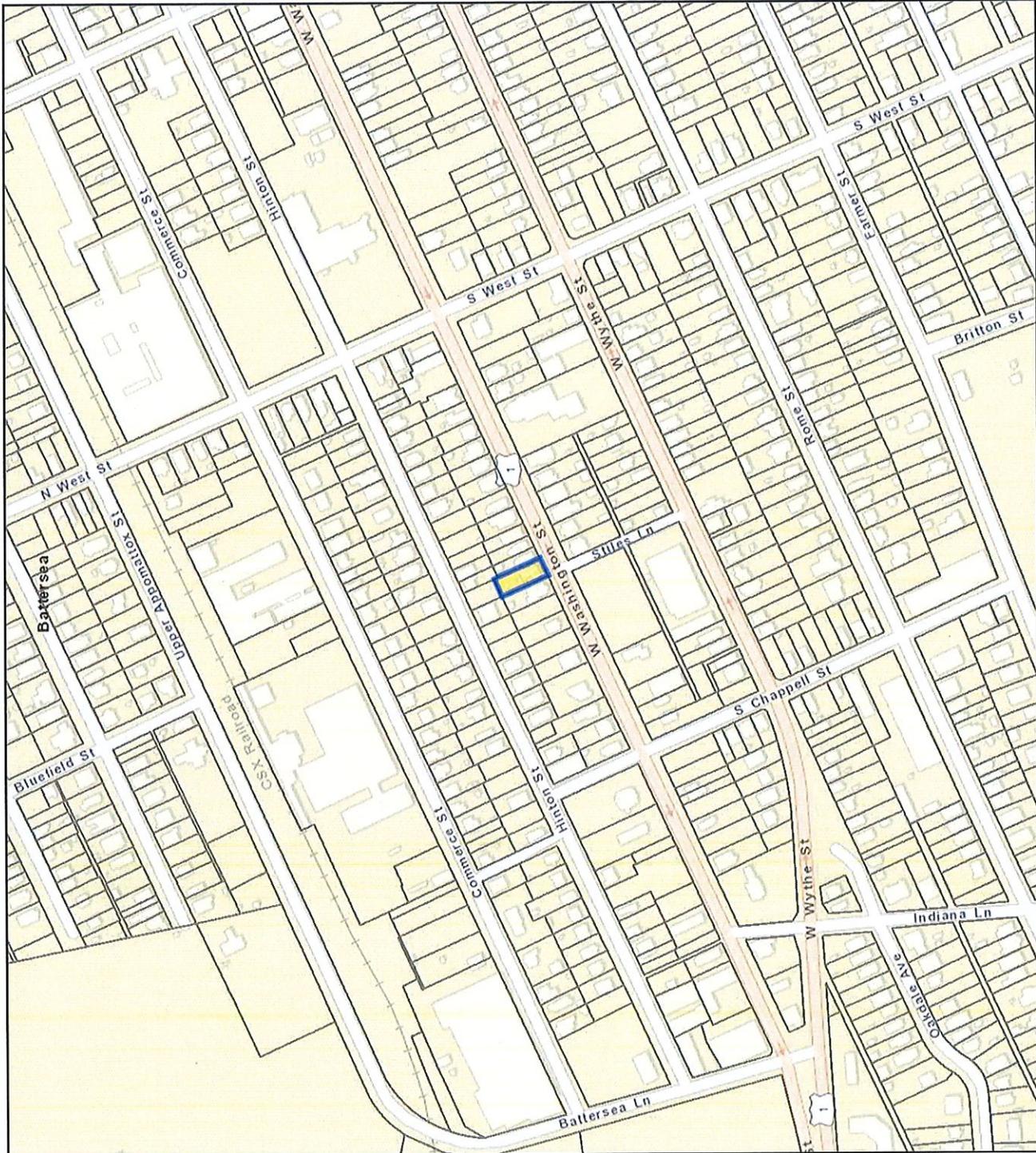
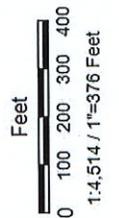
Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 024220018

Date: 4/15/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

1157 W Washington St



Property Record Card - Petersburg, VA

General Property Data

Parcel ID 024-220018
 Prior Parcel ID -
 Property Owner CITY OF PETERSBURG

Account Number FOR SALE, Grassy Lot

Mailing Address 135 N. Union St

Property Location 1157 WASHINGTON ST
 Property Use CIP
 Most Recent Sale Date 4/26/2019
 Legal Reference 2019-1047
 Grantor CITY OF PETERSBURG,

City Petersburg
 Mailing State VA Zip 23803
 ParcelZoning R-3

Sale Price 0
 Land Area acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 8,200	Total Value 8,200
--------------	------------------	-----------------------	------------------	-------------------

Building Description

Building Style N/A
 # of Living Units N/A
 Year Built N/A
 Building Grade N/A
 Building Condition N/A
 Finished Area (SF)
 Number Rooms 0
 # of 3/4 Baths

Foundation Type N/A
 Frame Type N/A
 Roof Structure N/A
 Roof Cover N/A
 Siding N/A
 Interior Walls N/A
 # of Bedrooms 0
 # of 1/2 Baths

Flooring Type N/A
 Basement Floor N/A
 Heating Type N/A
 Heating Fuel N/A
 Air Conditioning
 # of Bsmt Garages 0
 # of Full Baths
 # of Other Fixtures

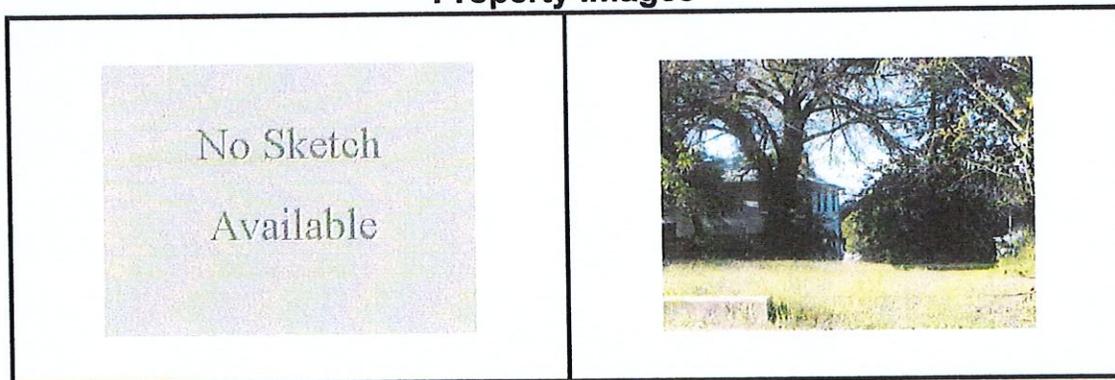
Legal Description

PT LOT 114 PILLOW PLATWELLS EST 50 X 128.2

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

BLW-SOLUTIONS, LLC
P.O. BOX 1306
SUSSEX VA. 23884-0306
kblowe@blw-solutions.com

WEST WASHINGTON ST NEW CONSTRUCTION

Revised 04/6/2021 by: Kblowe

Property Address: 1157 W WASHINGTON ST

#	Budget Item	Description	Amount
20101	Plans	ENGINEER PLANS	\$1,175.00
20102	Permits	BUILDING / ELECTRICAL / PLUMBING / MECHANICAL	\$1,313.00
10101	Site Prep	LOT PURCHASE & SOIL TEST	\$4,750.00
10102	Demo		\$0.00
10103	Dumpsters	MINIMUM OF 3 THROUGHOUT PROJECT	\$895.00
20102	Survey	LOT SURVEY	\$675.00
10104	Septic / Water City Connection	Petersburg Utilities	\$1,800.00
10105	Foundation	1700 - 1850	\$13,500.00
10106	Plumbing - Rough	INITIAL PIPING LAYOUT	\$3,850.00
10107	Plumbing-Finish	CONNECTION / INSTALLATION	\$3,400.00
10108	Framing	HOUSE FRAMING	\$16,300.00
10109	Electric -Rough	INITIAL LAYOUT, WIRING AND PANEL BOX	\$3,700.00
10110	Electrical-Finish	TAMPER PROOF OUTLETS & COVERS/SMOKE ALARM	\$4,100.00
10111	HVAC	DUAL HEAT PUMP / VENTING	\$7,326.00
10112	Furnace	INDOOR HANDLER	\$2,800.00
10113	Water Heater		\$800.00
10114	Air conditioner		
10115	Fireplace		
10116	Roof Shingle	30 YEAR ROOFING MATERIALS	\$7,800.00
10117	Insulation	PER STATE CODE	\$4,260.00
10118	Drywall	SHEETROCK	\$6,980.00
10119	Paint - Interior	LIGHTGRAY / WHITE TRIM	\$5,200.00
10120	Paint - Exterior	TRIM	\$2,500.00
10121	Windows	DOUBLE PLANE VINYL	\$6,000.00
10122	Siding	VINYL	\$10,400.00
10123	Gutters		\$1,800.00
10124	Doors - Interior	DECORATIVE DOORS	\$2,300.00

10125	Doors - Exterior	2 SECURITY STORM DOORS / W SCREENS	\$675.00
10126	Door - Garage		
10127	Door - Closet	12 INTERIOR DOORS & HARDWARD	\$1,200.00
10128	Molding/Trim	THROUGHOUT HOUSE INTERIOR	\$1,150.00
10129	Cabinets - Kitchen	White Hampton Bay	\$5,400.00
10130	Cabinets - Bathroom	Dark Oak / Walnut	\$1,400.00
10131	Countertops - Kitchen	HIGH QUALITY GRANITE / LAMINATE	\$3,500.00
10132	Countertops - Bathroom	Granite	\$850.00
10133	Chimney		
10134	Masonry		
10135	Flooring - Tile	KITCHEN / 3 BATHROOMS / UTILITY / LAUANDRY	\$2,800.00
10136	Flooring - Hardwood		
10137	Flooring - Carpet		
10138	Flooring - Laminate	THROUGHOUT HOUSE INTERIOR	\$5,900.00
10139	Appliance - Refrigerator	DOUBLE DOOR STAINLESS STEEL	\$1,670.00
10140	Appliance - Stove	ELECTRIC STAINLESS STEEL WITH OVEN	\$1,200.00
10141	Appliance - Oven		
10142	Appliance - Other	DISHWASHER & GARBAGE DISPOSAL	\$1,050.00
10143	Driveway	GRAVEL	\$0.00
10144	Decking / Patio	BACK DECK	\$2,200.00
10145	Landscaping	GRASS SCRUBS AND GRASS	\$150.00
10146	Fencing	APPROX 150 SQ FT WITH GATE & HARDWARD	\$1,350.00
10147	Sink - Kitchen	DOUBLE BOWL	\$1,500.00
10148	Sink - Bathroom	3 BATHROOM VANITIES	\$987.00
10149	Cabinet Hardware	KITCHEN / 3 BATHROOMS	\$390.00
10150	Bath Tub	2 UPSTAIRS (MASTER / HALL)	\$1,800.00
10151	Vanity Mirror	3 VANITY MIRRORS	\$675.00
10152	Shower	SHOWER ENCLOSURE	\$859.00
10153	Tile	CERAMIC TILE - KITCHEN/BATHRMS/UTILITY RM	\$3,500.00
10154	Toilet	3 TOILETS	\$650.00
10155	Closet Shelving	3 BEDROOMS / LINEN CLOSET / UTILITY RM / LAUAN	\$850.00
10156	Stucco		\$0.00
10157	Stairs		\$1,800.00
10158	Soft/Facia	HOUSE EXTERIAL / PORCH / DECK	\$1,370.00

10159	Door Bell	FRONT AND BACK DOORS	\$175.00
10160	Pool		
10161	Ceiling Fan	5 CEILING FANS WITH LIGHT KITS	\$1,250.00
10162	Final Clean		\$475.00
10163	Staging		\$0.00
20103	Contingency		\$4,800.00
10164	Mold Remediation		
20104	Other	Concrete Slab	\$0.00
10169	Other	ALARM SYSTEM	\$1,300.00
10170	Other	MISC / PROJECT MANAGEMENT FEES / CONSULTING	\$8,500.00
TOTAL			\$175,000.00

Project Timeline – 1157 W Washington St.

Submit Proposal to City
City Assess Proposal
City Council Approves
City Attorney Finalizes Transactions

Finalize Project Plan –
OCT 2021

Trades Complete Work
- Plumbing
- Electrical
- Mechanical

APR - JUN
2021

JUL - SEP
2021

ID Sub-
Contractors

NOV - FEB
2021 - 2022

MAR - MAY
2022

JUN - AUG
2022

Site Prep (survey / soil test)
Finalized Building Plans
Obtain Building Permits

Complete Exterior Work
- Foundation
- Framing
- Roofing
- Windows
- Water / Sewer Lines

Final Inspections
Family Move-In

BLW-SOLUTIONS -- WASHINGTON ST DEVELOPMENT

1157 W Washington Street

DRAFT PLAN

Owner

BLW-SOLUTIONS, LLC
P. O. Box 1306
Sussex, VA. 23884-0306

Engineer

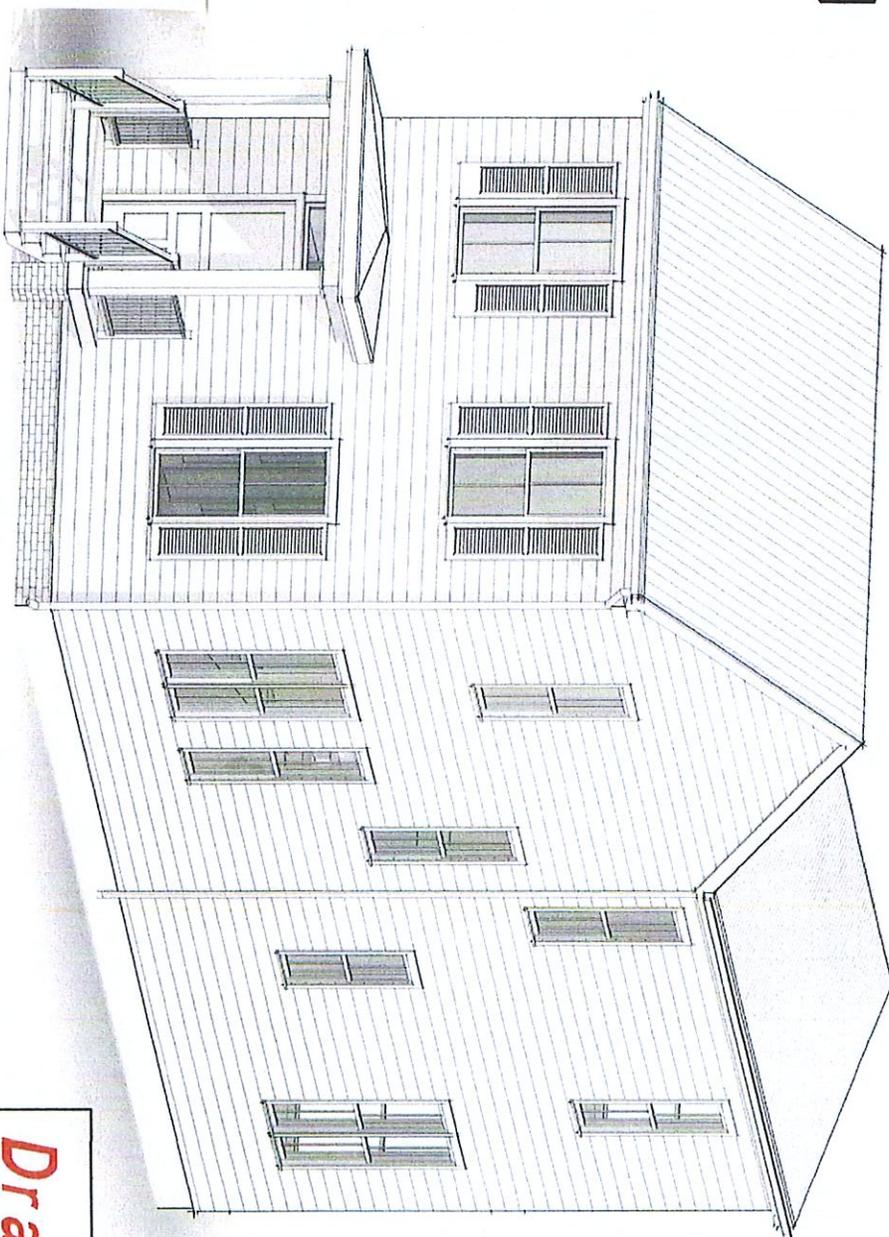
Obsidian, Inc.
Charles R. Field, P.E.
515 North 2nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

Property Information

Parcel ID: 024-220018
Zoning: R3
Use: Residential
Setbacks: TBD
Lot Size: 50 X 128.2

Table of Contents

- DRAFT 1: Title Sheet
- DRAFT 2: First Floor Layout
- DRAFT 3: Second Floor Layout
- DRAFT 4: Out-Dated Survey Plat
- DRAFT 5: North & South Elevations
- DRAFT 6: East & West Elevations

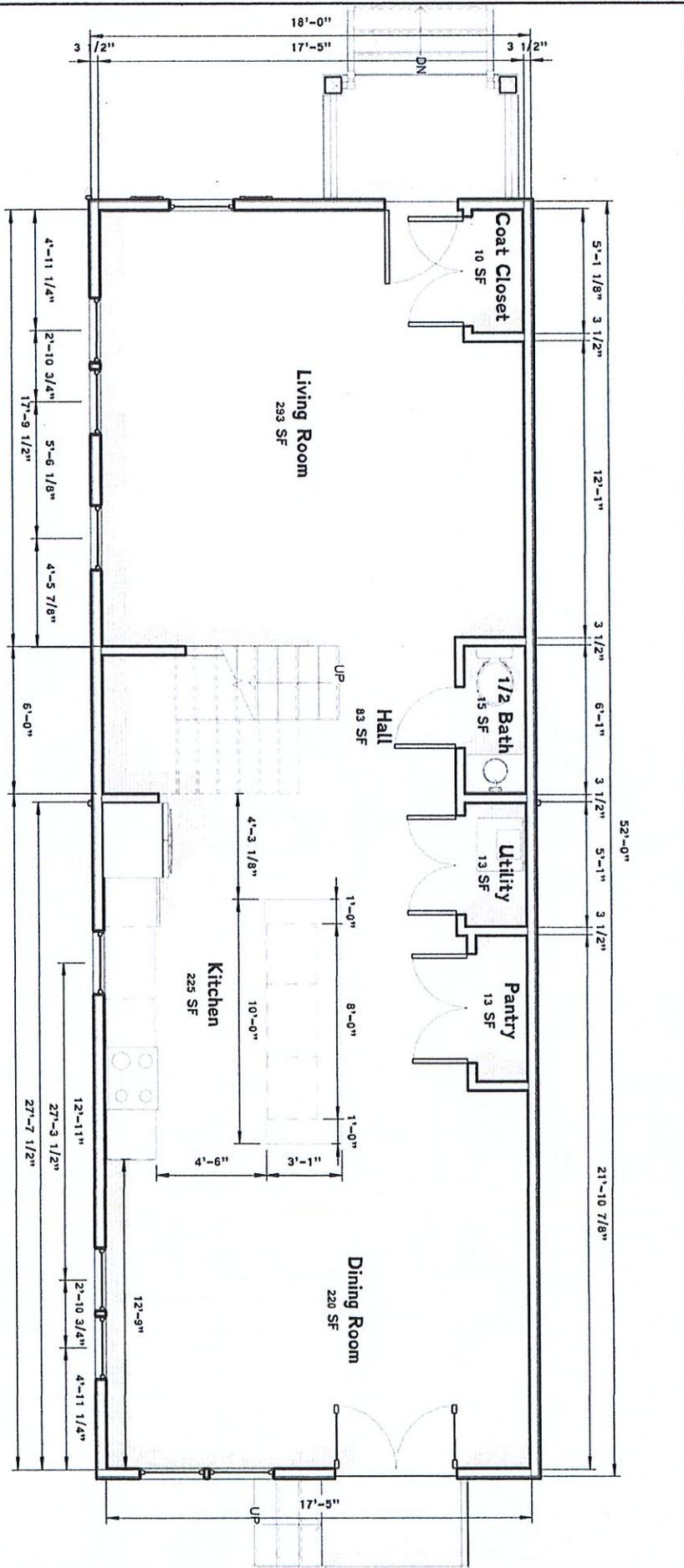


Rev.	Date	Description

Obsidian, Inc.
515 North 2nd
Street
Richmond, VA 23223
804.647.1589

Title Sheet
1157 W Washington Street
BLW-SOLUTIONS, LLC
April 2021

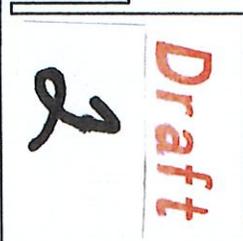
Draft
1



Rev.	Date	Description

Obsidian, Inc.
 515 North 22nd
 Street
 Richmond, VA 23223
 804.647.1589

First Floor Layout
 1157 W Washington Street
 BLW-SOLUTIONS, LLC
 April 2021



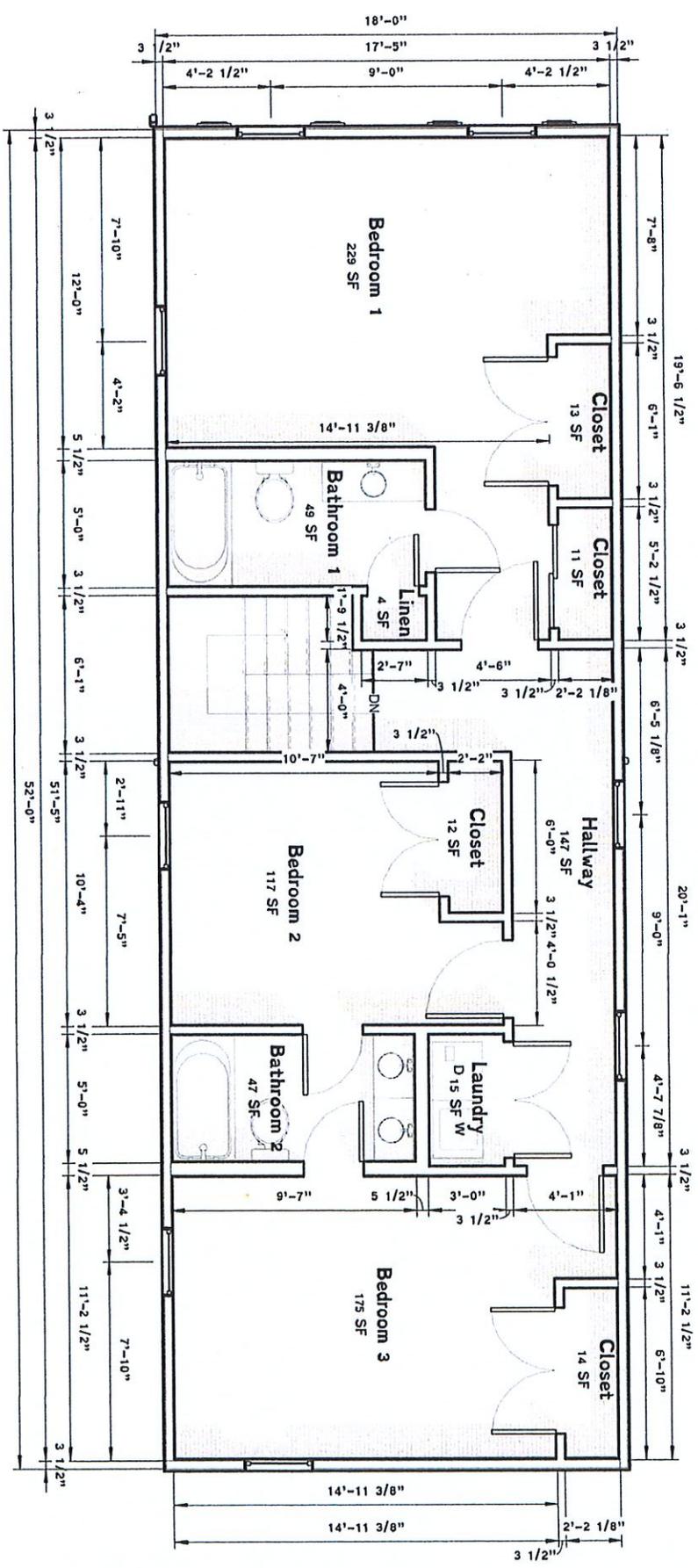
Rev.	Date	Description



Obsidian, Inc.
515 North 22nd
Street
Richmond, VA 23223
804.547.1589

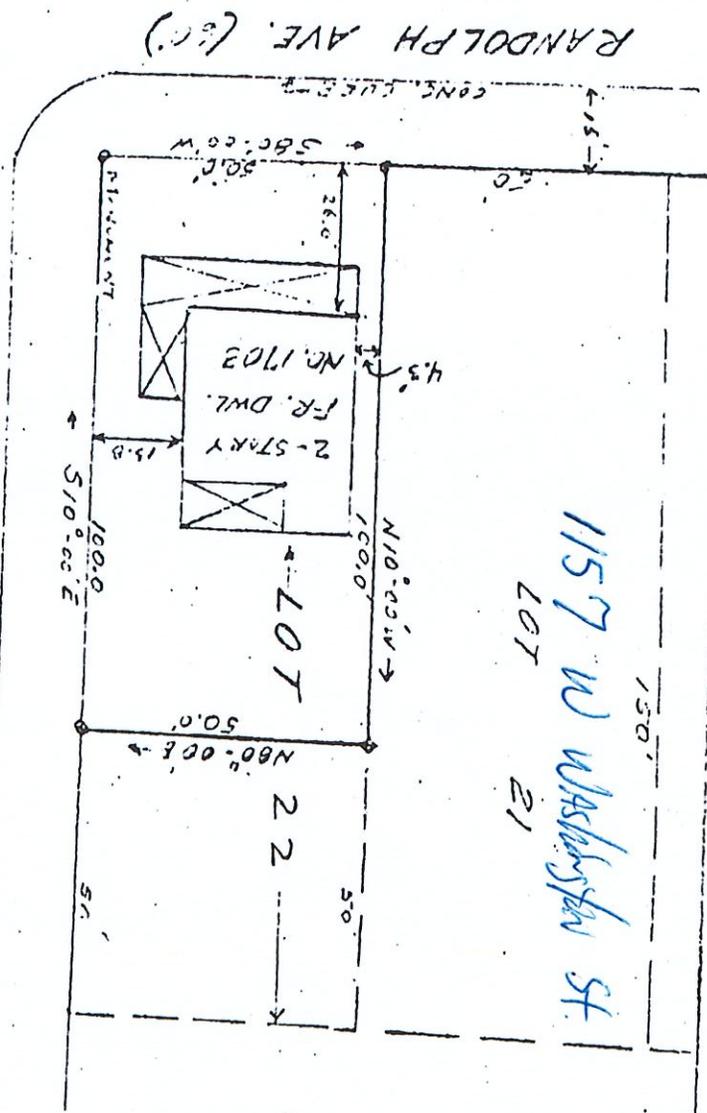
Second Floor Layout
1157 W Washington Street
BLW-SOLUTIONS, LLC
April 2021

Draft
3



Out dated - Need current survey

PLAT SHOWING PROPERTY TO BE ACQUIRED BY
CALVIN D. & MARY M. DAVIS
PART OF LOT 22-BLOCK E-PEMBROKE
PETERSBURG, VIRGINIA
SCALE 1" = 30'
JUNE 22, 1965
A.C. BRIDGMAN, CERTIFIED SURVEYOR

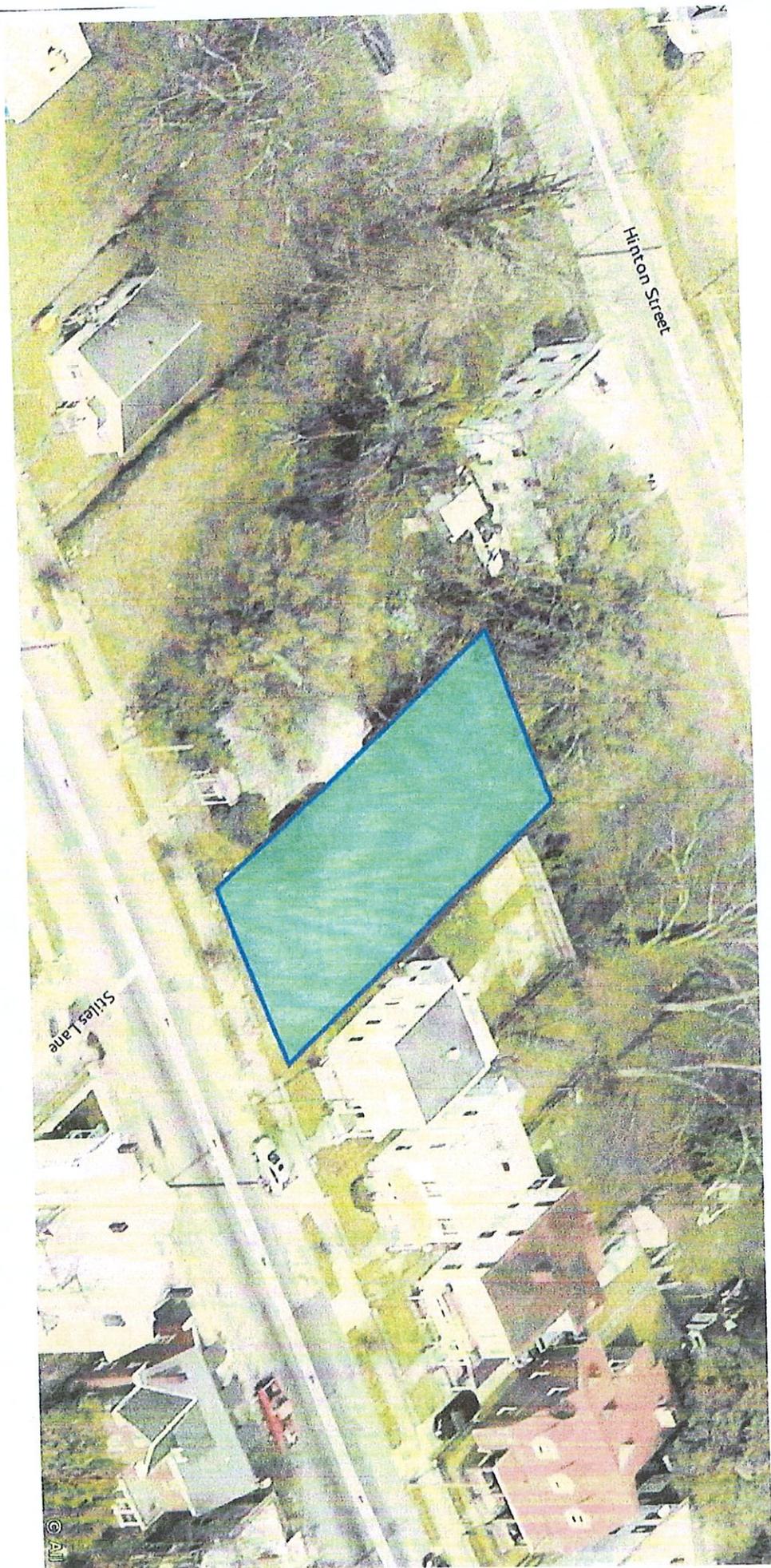


GRAYSON ST. (60')
(FORMERLY PELHAM)

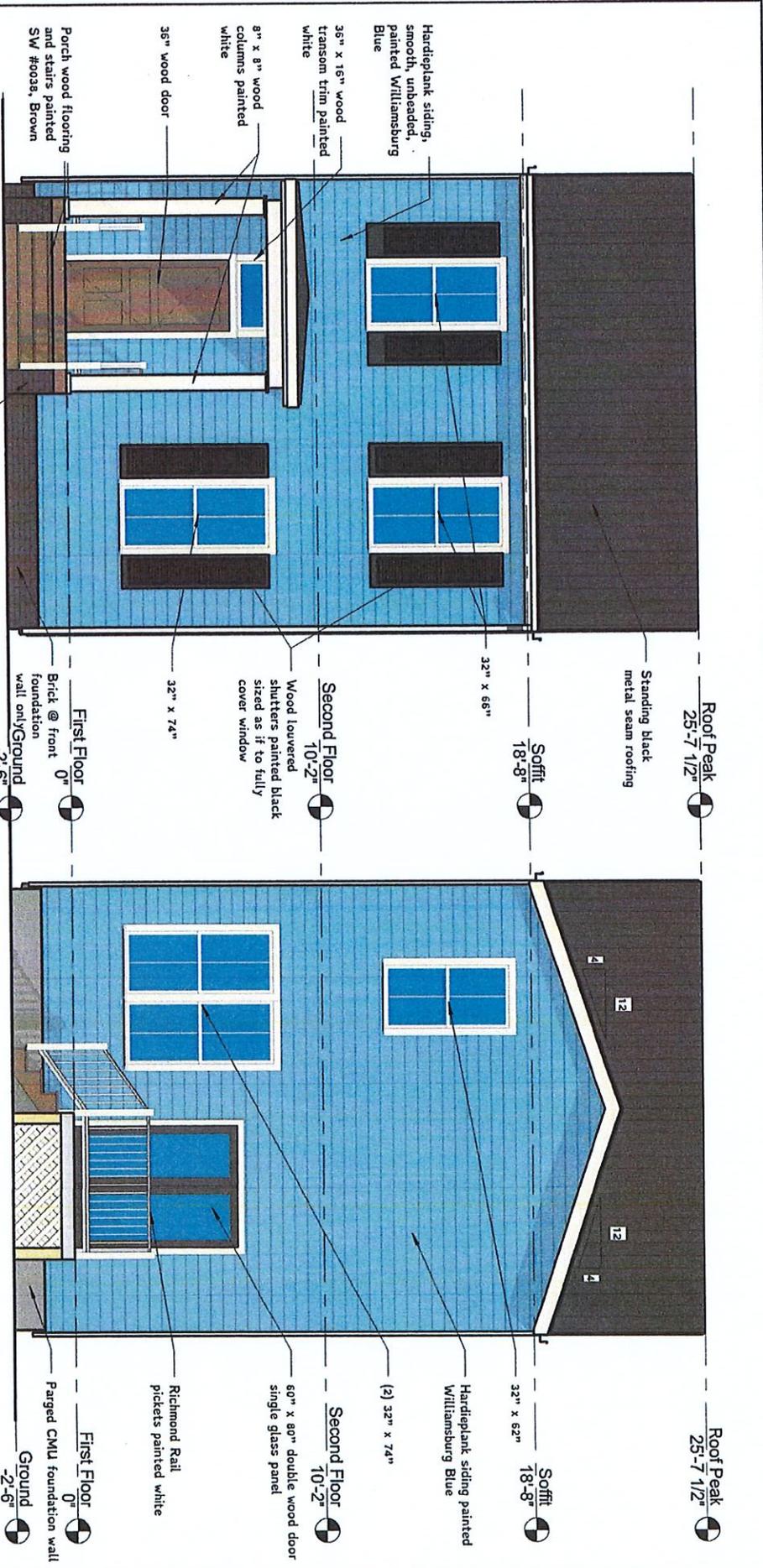
BOOK 274 PAGE 526
CERTIFIED CORRECT:
A.C. BRIDGMAN, C.L.S.

4

1157 W Washington St



03/11/2020

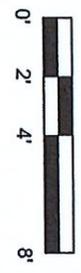


Proposed South

1 1/4" = 1'-0"

Note: all windows shall be 2/2 double hung aluminum-clad windows unless otherwise noted. Trim and sash painted white.

Rev.	Date	Description



Proposed North

2 1/4" = 1'-0"

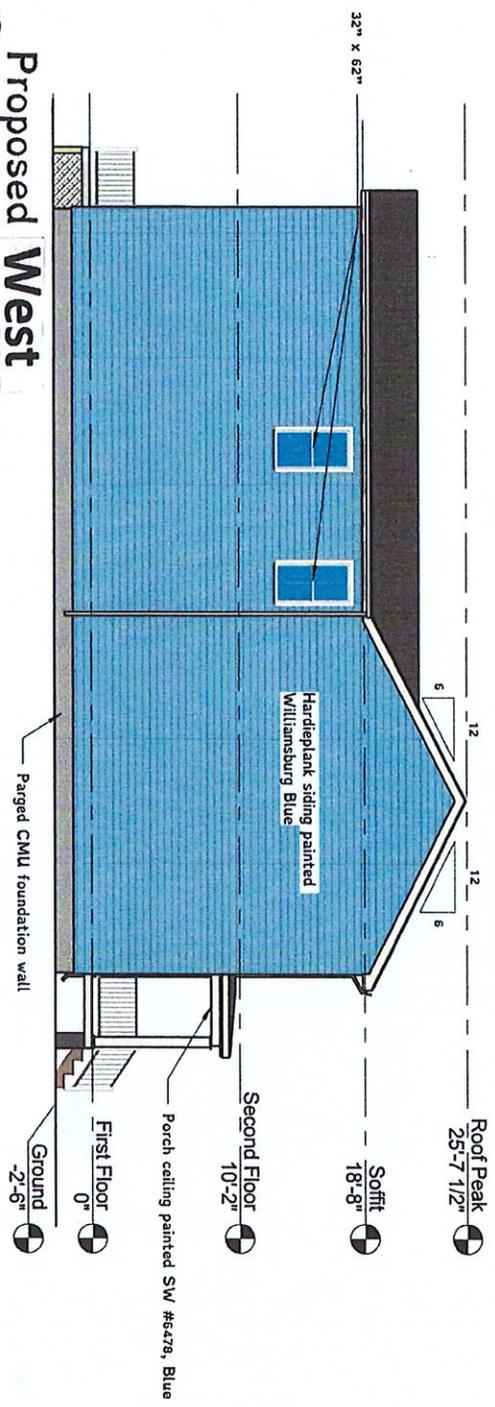
Obsidian, Inc.
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Richmond, VA 23223
804.647.1589

North & South Elevations
1157 W Washington Street
BLW-SOLUTIONS, LLC
April 2021

Draft
5

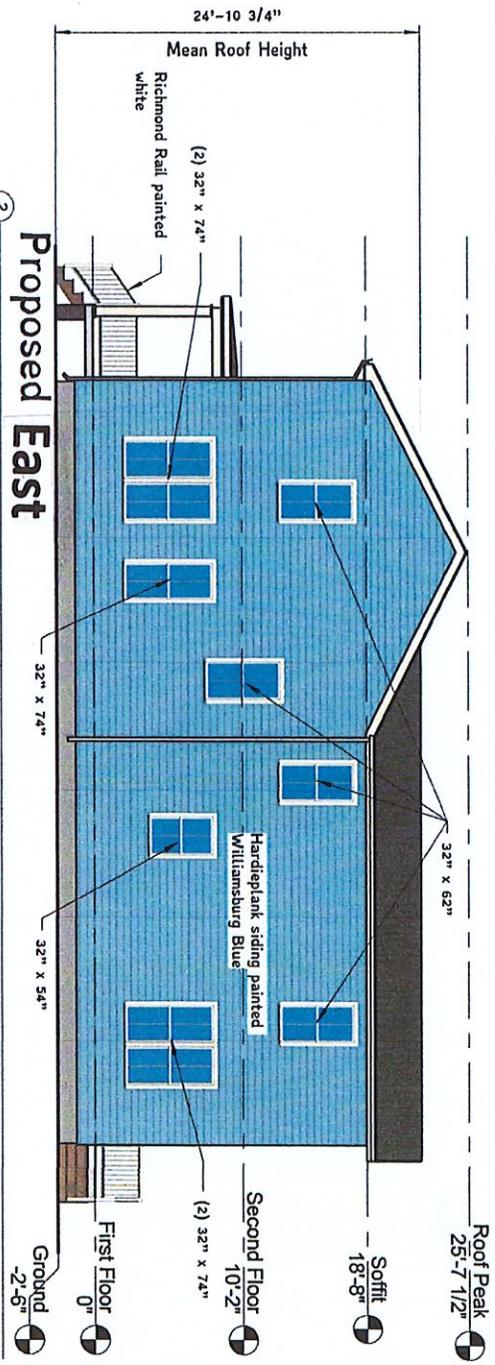
Proposed West

1
1/8" = 1'-0"

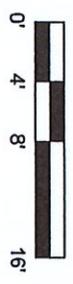


Proposed East

2
1/8" = 1'-0"



Rev.	Date	Description



Obsidian, Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589

East & West Elevations
1157 W Washington Street
BLW-SOLUTIONS, LLC
April 2021

Draft
6



VA DCJ # 11-9562

A Certified Service-Disabled Veteran Owned Small Business

P. O. Box 1306
Sussex, VA 23884-0306
Phone: 804.332.2297
Email: kblowe@blw-solutions.com
Web: <http://blw-solutions.com>

ATTACHMENT B

A certified Service-Disabled Veteran Owned Small Business (SDVOSB) by the Veterans Affairs; and a "Small Woman and Minority (SWaM) Owned" and "Micro Business" certified in the Commonwealth of Virginia

Proposal to Purchase City-Owned Property



Purchaser			
Project Name	BLW Solutions Washington St Development		
Property Address	1203 W Washington St		
Parcel Number	024-220019	Acreage	0.14 Bldg SF
Year Constructed	NA		
Project Developer	BLW Solutions		
Contact Name	Keith C. Blowe, CPP		
Address	P. O. Box 1306	Phone	804-332-2297
	Sussex, VA 23884-0306		
Email	kblowe@blw-solutions.com		
Experience/Qualifications	Class A Contractor DHS Certified Project Manager		
Development Description	Renovate Existing 1934 sqt ft house with 3 bedroom, 2 1/2 bath, front and back porch, with fenced in back yard		
Offered Purchase Price	\$16,350	Construction Costs	\$ 80,000.00
		Total Investment	\$ 96,350.00
Description of Financing (%)	Private/ Self Funding 100%		
Community Benefit	Private Family, safe enviroment to raise family		
Due Diligence Period (months)	120 days		
Construction Start Date	Aug-21	Completion Date	Dec-21
Number of Projected Jobs	Temp/Const. Jobs	Permanent Jobs	
	22	1	
Average Wage	25000	1800	
Contingencies			

City Assessment

Outstanding Obligations			
Proposed Land Use	Single Family Home	Yes	No
Comp Plan Land Use	Residential	Conformance Y	
Zoning	R-3	Conformance Y	
Enterprise Zone	NA		
Rehab/Abatement			
New Construction			
Historic District			
Assessed Value	\$ 32,700.00	Appraised Value	\$ - Date

City Revenue from Sale	\$ (16,350.00)			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 441.45	\$ 2,207.25	\$ 21,718.13
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 441.45	\$ 2,207.25	\$ 21,718.13
Total Tax Revenue	\$ -	\$ 441.45	\$ 2,207.25	\$ 21,718.13
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ 441.45	\$ 2,207.25	\$ 21,718.13
Staff Recommendation				
Last Use Public				
Council Decision				
		Comm. Review Date		
		Council Review Date		

Petersburg, Virginia

Parcel: 024220019

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg, VA 23803	Enterprise Zone:	
Property Use	700	Opportunity Zone:	
State Class:	7	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	1203 WASHINGTON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.144	City Ward:	6
Legal Description:	PT LT 114 WELLS PLAT	Polling Place:	Westview School
Subdivision:	Pillow-Wel	Primary Service Area:	
Assessment Neighborhood Name:	Pillow-Wel	Census Tract:	8104
Local Historic District:		Elementary School:	Pleasants Lane
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	1,934	Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	1
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	9/12/2008	\$40,100	2008-3756

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$9,700	\$9,700	\$9,700	\$9,700	\$9,700
Improvement Value	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000
Total Value	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700

Property Tax (Coming Soon)

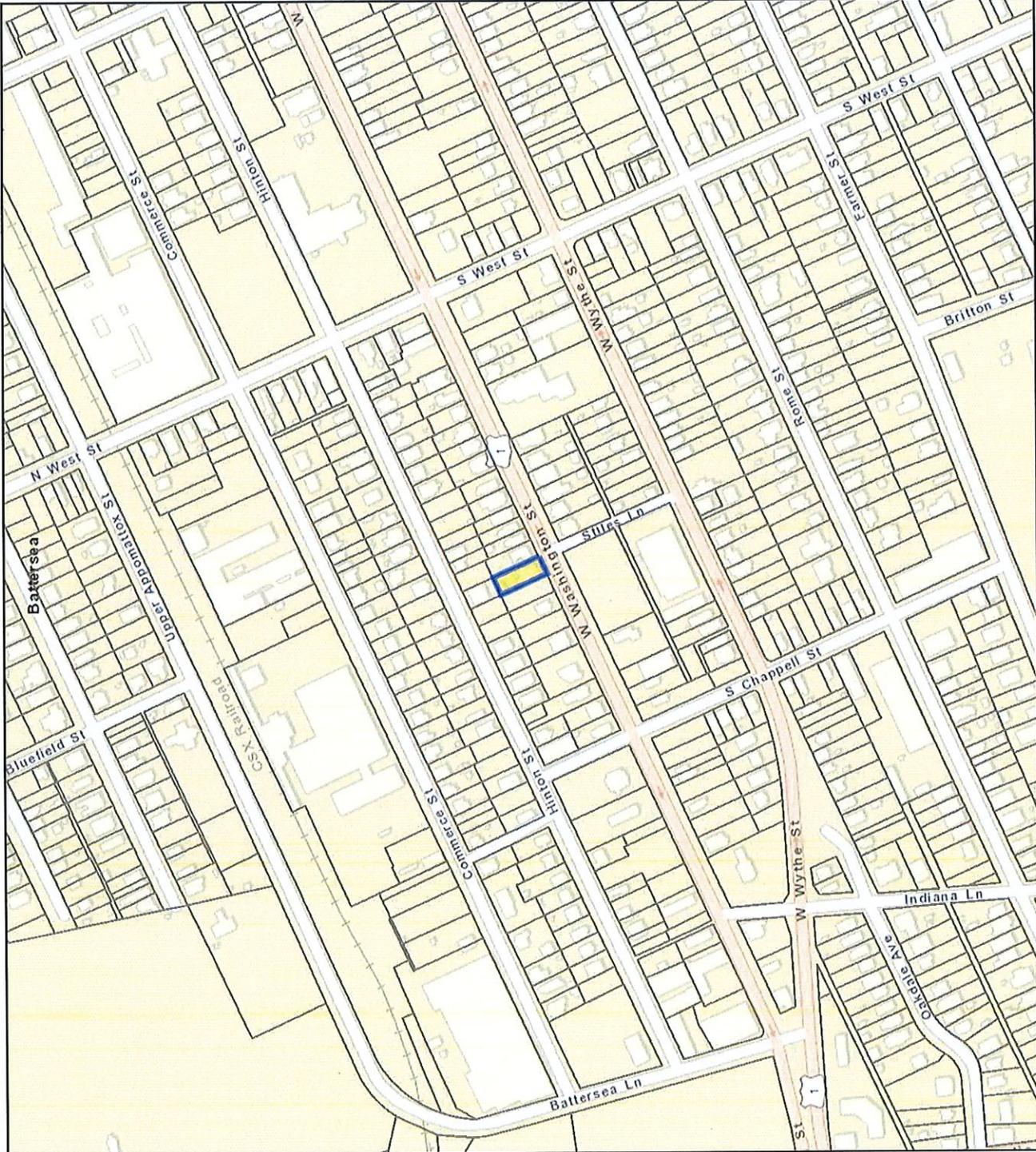
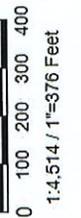
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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels

Feet



Parcel #: 024220019

Date: 4/15/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

1203 W Washington St



© All Pictometry

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **024-220019**
 Prior Parcel ID **--**
 Property Owner **CITY OF PETERSBURG**
 Mailing Address **135 N. Union St**
 City **Petersburg**
 Mailing State **VA** Zip **23803**
 Parcel Zoning **R-3**

Account Number **FOR SALE, Residence**
 Property Location **1203 WASHINGTON ST**
 Property Use **CIP**
 Most Recent Sale Date **9/12/2008**
 Legal Reference **2008-3756**
 Grantor
 Sale Price **40,100**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **23,000** Xtra Features Value **0** Land Value **9,700** Total Value **32,700**

Building Description

Building Style **1STORY**
 # of Living Units **0**
 Year Built **1921**
 Building Grade **FAIR**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

Foundation Type
 Frame Type
 Roof Structure
 Roof Cover **METAL**
 Siding **VINYL/ALUM**
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **HEATPUM**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

Legal Description

PT LT 114 WELLS PLAT

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) 1STORY style building, built about 1921, having VINYL/ALUM exterior and METAL roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Petersburg, Virginia

Parcel: 024220019

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
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		High School:	Petersburg High School

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Detached Garage:		Full Baths:	1
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

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Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
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Total Value	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700

Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof. as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

1203 W Washington ST



03/11/2020

BLW-SOLUTIONS, LLC
P.O. BOX 1306
SUSSEX VA. 23884-0306
kblowe@blw-solutions.com

WEST WASHINGTON ST RENNOVATION

Revised 04/6/2021 by: Kblowe

Property Address: 1203 W WASHINGTON ST

#	Budget Item	Description	Amount
20101	Plans	ENGINEER PLANS	\$0.00
20102	Permits	BUILDING / ELECTRICAL / PLUMBING / MECHANICAL	\$675.00
10101	Site Prep	LOT PURCHASE & SOIL TEST	\$16,350.00
10102	Demo	Partical Gut and Tree Removal	\$7,730.00
10103	Dumpsters	MINIMUM OF 3 THROUGHOUT PROJECT	\$895.00
20102	Survey	LOT SURVEY	\$675.00
10104	Septic / Water City Connection	Petersburg Utilities	\$0.00
10105	Foundation Repair	1934 SQUARE FOOT	\$2,700.00
10106	Plumbing - Rough	INITIAL PIPING LAYOUT	\$1,850.00
10107	Plumbing-Finish	CONNECTION / INSTALLATION	\$1,300.00
10108	Framing Repair	HOUSE FRAMING	\$2,750.00
10109	Electric -Rough	INITIAL LAYOUT, WIRING AND PANEL BOX	\$2,500.00
10110	Electrical-Finish	TAMPER PROOF OUTLETS & COVERS/SMOKE ALARM	\$2,100.00
10111	HVAC	HEAT PUMP / VENTING	\$4,375.00
10112	Furnace	INDOOR HANDLER	\$1,800.00
10113	Water Heater		\$800.00
10114	Air conditioner		
10115	Fireplace		
10116	Roof Metal	30 YEAR ROOFING MATERIALS / Repair Existing	\$2,800.00
10117	Insulation	PER STATE CODE	\$1,660.00
10118	Drywall	SHEETROCK	\$1,180.00
10119	Paint - Interior	LIGHTGRAY / WHITE TRIM	\$2,200.00
10120	Paint - Exterior	TRIM	\$1,500.00
10121	Windows	DOUBLE PLANE VINYL	\$2,800.00
10122	Siding	VINYL	\$2,400.00
10123	Gutters		\$1,800.00
10124	Doors - Interior	DECORATIVE DOORS	\$1,300.00

10125	Doors - Exterior	2 SECURITY STORM DOORS / W SCREENS	\$675.00
10126	Door - Garage		
10127	Door - Closet	12 INTERIOR DOORS & HARDWARD	\$1,200.00
10128	Molding/Trim	THROUGHOUT HOUSE INTERIOR	\$1,150.00
10129	Cabinets - Kitchen	White Hampton Bay	\$2,400.00
10130	Cabinets - Bathroom	Dark Oak / Walnut	\$0.00
10131	Countertops - Kitchen	HIGH QUALITY LAMINATE	\$870.00
10132	Countertops - Bathroom	Granite	\$650.00
10133	Chimney		
10134	Masonry		
10135	Flooring - Tile	KITCHEN / 3 BATHROOMS / UTILITY / LAUNDRY	\$0.00
10136	Flooring - Hardwood		
10137	Flooring - Carpet		
10138	Flooring - Laminate	THROUGHOUT HOUSE INTERIOR	\$4,200.00
10139	Appliance - Refrigerator	DOUBLE DOOR STAINLESS STEEL	\$1,670.00
10140	Appliance - Stove	ELECTRIC STAINLESS STEEL WITH OVEN	\$900.00
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10143	Driveway	GRAVEL	\$0.00
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10145	Landscaping	GRASS SCRUBS AND GRASS	\$150.00
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10149	Cabinet Hardware	KITCHEN / 3 BATHROOMS	\$285.00
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10156	Stucco		
10157	Stairs		\$400.00
10158	Soft/Facia	HOUSE EXTERIAL / PORCH / DECK	\$1,370.00

10159	Door Bell	FRONT AND BACK DOORS	\$175.00
10160	Pool		
10161	Ceiling Fan	5 CEILING FANS WITH LIGHT KITS	\$1,150.00
10162	Final Clean		\$475.00
10163	Staging		\$0.00
20103	Contingency		
10164	Mold Remediation		
20104	Other	Concrete Slab	
10169	Other	ALARM SYSTEM	\$850.00
10170	Other	MISC / PROJECT MANAGEMENT FEES / CONSULTING	\$2,376.00
TOTAL			\$96,350.00

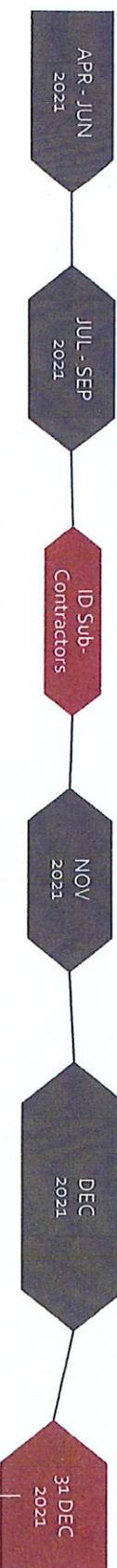
Project Timeline – 1203 W Washington St.

Submit Proposal to City
 City Assess Proposal
 City Council Approves
 City Attorney Finalizes Transactions

Finalize Project Plan –
 OCT 2021

Trades Complete Work

- Plumbing
- Electrical
- Mechanical
- Painting



Complete Detail Assessment
 Site Prep (survey / soil test / tree removal / gut)
 Finalized Renovation Plans
 Obtain Needed Permits

Complete Exterior Work

- Foundation
- Roofing
- Framing / Siding
- Windows
- Water / Sewer Line

Final Inspections
 Family Move-In

BLW-SOLUTIONS -- WASHINGTON ST DEVELOPMENT



VA DCJ # 11-9562

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Phone: 804.332.2297
Email: kblowe@blw-solutions.com
Web: <http://blw-solutions.com>

ATTACHMENT D

A certified Service-Disabled Veteran Owned Small Business (SDVOSB) by the Veterans Affairs; and a "Small Woman and Minority (SWaM) Owned" and "Micro Business" certified in the Commonwealth of Virginia

CERTIFICATE OF INSURANCE **ISSUE DATE** 3/8/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUDER, AND THE CERTIFICATE HOLDER.

IMPORTANT: IF THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED, THE POLICY(IES) MUST BE ENDORSED. IF SUBROGATION IS WAIVED, SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, CERTAIN POLICIES MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON THIS CERTIFICATE DOES NOT CONFER RIGHTS TO THE CERTIFICATE HOLDER IN LIEU OF SUCH ENDORSEMENT(S).

PRODUCER	INSURER(S) AFFORDING COVERAGE
GFH Insurance 4807 Radford Ave Suite 104 Richmond, VA 23230	INSURER A: Western World Insurance Company
	INSURER B: N/A
INSURED Castillo Tree Services and Landscaping Inc. 9198 W Cloisters Henrico, VA 23229	INSURER C: N/A
	INSURER D: N/A
	INSURER E: N/A

COVERAGES
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS	
A	General Liability	NPP1556714	10/9/2020	10/9/2021	General Aggregate	\$2,000,000
					Products-Com/Op Agg.	Included
					Personal & Adv. Injury	\$1,000,000
					Each Occurrence	\$1,000,000
					Damage Prem Rented To You	\$100,000
					Med Expense (Any one person)	\$5,000
B	Personal Liability				Combined Single Limit	
					Medical Payments To Others	
C	Excess Liability				Each Occurrence	
					Aggregate	
D						
E	Property				Building	
					Contents	
					Loss Of Use	

Description of Operations / Specialty Items
Landscape Gardening, Tree Pruning, Dusting, Spraying, Repairing, Trimming or Fumigating

Certificate Holder For Information Purposes Only	Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.
	Authorized Signature 



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Sandra Robinson

RE: **A request to schedule a Public Hearing and consideration of a Special Use Permit petition for a nightclub at 1706 and 1714 E Washington Street.**

PURPOSE: To schedule a Public Hearing and consideration of a Special Use Permit Petition for a nightclub at 1706 and 1714 E Washington Street.

REASON: To schedule a Public Hearing and consideration of a Petition for a Special Use Permit in accordance with Code requirements and City procedures.

RECOMMENDATION: It is recommended that the City Council schedules a Public Hearing and considers the Special Use Permit petition for a nightclub at 1706 and 1714 E Washington Street.

BACKGROUND: The City of Petersburg received a petition for a Special Use Permit for a Nightclub at 1706 and 1714 E Washington Street.

The property is zoned B-2 and has been previously used as a restaurant.

The City of Petersburg Planning Commission held a public hearing and considered the petition during the April 7, 2021 meeting.

The Planning Commission voted to recommend denial of the petition.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: VA ABC

AFFECTED AGENCIES: Planning and Community Development, Police, Fire, Code Compliance

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 0407_2019PublicHearing1SUPNightclub

PLANNING COMMISSION STAFF REPORT

SPECIAL USE PERMIT- CASE 2021-SUP-01

Lisa Ji Sook Park, represented by Attorney John T. Wood

PUBLIC HEARING DATE: April 7, 2021

Request:

Request by Lisa Ji Sook Park, owner, represented by Attorney, John T. Wood to establish and operate a facility offering “live entertainment” until 2:00am. Nightclub, as a land use as provided under Article 23 of the Zoning Ordinance, is permitted in B-2, General Commercial and M-1, Light Industrial Districts only by way of the approval and issuance of a Special Use Permit by the City Council of the City of Petersburg. The subject location includes three parcels, 1706 E. Washington Street, Tax Parcel ID 004190801, parcel 0.2832 acres, and 1714 E Washington Street, Tax Parcel ID 004190003, parcel 0.30 acres and 004190802, parcel .304 acres, Petersburg, Virginia 23803. The subject parcels are in a B-2, General Commercial District. Rezoning of the property is not necessary as the Special Use Permit is an overlay requirement to the proposed use and can be monitored with conditions attached, if approved.

Project Summary & Background Information:

During the month of January 2021, while performing field inspections The Planning Department’s Zoning Administrator, noticed a business sign erected on what appeared to be a vacant structure undergoing renovations and cleanup which was advertising “Coming Soon Paradise Restaurant & Night Club”. Upon returning to the office the Zoning Administrator contacted the representative whose number was listed on the signage. Although a message was left the party returned the call a few days later and informed staff of their desire to reopen the previously used building as a restaurant and nightclub establishment since it was their understanding through contacting the property owner that the structure had previously been used as a restaurant under the name of “Fusion Restaurant”, which held karaoke events there in the past. Staff proceeded to inform the gentleman Mr. Najjar, of the zoning requirements to utilize the structure for the purposes he intended. Mr. Najjar requested a zoning verification letter regarding the property to

confirm what he would be able to utilize the property for. (See letter included in packet)

The fact that the proposed restaurant establishment will have live entertainment along with hours past 11:00pm is what makes this a nightclub use under the zoning code. The applicant is requesting to have a venue like that of the previous owner, who used it as a karaoke bar but would permit additional entertainment such as host live bands, music played by a DJ, floor shows, comedians, and a dance floor for patrons. The property is currently vacant, and the applicant believes that the improvements to the structure for use as a nightclub would be consistent with other nearby commercial businesses such as restaurants, convenience stores, and gas stations. Said businesses operate during daylight hours however a nightclub would operate at night upon the closure of nearby businesses reducing any conflicts.

There is nothing indicated in the application that the applicant will be requiring patrons to pay a cover charge however, the applicant is open to allowing customers/patrons usage of the restaurant as a venue to hold anniversary parties, birthday and graduation celebrations, baby showers, family reunions, social and professional functions, and parties in general which would be considered uses by right under the B-2, General Commercial District regulations. The applicant believes that the improvements made to the building enhances the E Washington Street business corridor, making it more appealing to the community and stimulate the overall economic health of the area by eliminating blight.

Upon speaking with the lease holder, Mr. Najjar, staff explained to him that the City would love to have recreation, entertainment, and other opportunities for fun, but these uses cannot create a public safety nightmare and that the proposed use will need to manage by the applicant and there will need to be strict enforcement of the rules and regulations of the City of Petersburg. Staff informed Mr. Najjar of situations that the City has had to deal with, such as crowd and traffic control once the establishment closes. Staff advised the lease holder that he would be responsible to research and provide security measures through the City Police Department to cover safety measures for the public.

Existing Uses and Zoning:

The parcels to the north, M-1, Light Industrial, east, and west B-2, General Commercial and Residential, South, Commercial unoccupied building, there is a church, Faith & Hope Temple COGIC

located to the immediate east of the property at the corner of East Washington Street, Puddledock and Courthouse Roads. There are also pockets of neighboring single-family residential subdivisions and Petersburg East Apartments (formerly Croatan Apartments) within less than a mile radius in addition to a neighboring elementary school, Lakemont Elementary, located at 51 Gibbons Ave., Fort Lee Military base is located further east along East Washington Street and approximately within a mile of the proposed restaurant and nightclub. Other business uses along this corridor are Jamaican restaurants, convenience stores, gas stations and quick marts, laundry mats, adult video establishments, car washes and tire sales use car dealerships and auto repair shops. The City of Petersburg's Property Maintenance and Neighborhood Services Office is located at 1340 E Washington Street. To the best of staff's knowledge there are no existing private nor for profit clubs in the City limits of the proposal, however, there are pubs and restaurants (Tilt the Kilt) located along Puddledock Road in the Lowes Shopping Center, Prince George, County and in the Colonial Heights South Park Mall area Longhorns Steakhouse, Texas Roadhouse, Red Lobster, Buffalo Wild Wings and AppleBee's Grill and Bar just to name a few.

Comprehensive Plan:

The Comprehensive Plan identifies this area as a gateway to the City from the north, east and west and encourages continued commercial and industrial uses that are compatible to the existing uses.

Public Input:

The Planning Department has received concerns regarding the request primarily people have stated that the opening of a nightclub will only bring trouble to the neighborhoods, loitering and vandalism in addition to those who are elderly and living alone.

Findings

1. The City's Comprehensive Plan designates the site is for commercial use.
2. The proposed Special Use is not inconsistent with the general land use activity occurring in this part of the city, with a restaurant, retail and office / general commercial and industrial development occurring.
3. The applicant of any allowed use on this site will be required to meet all applicable site review procedures, such as parking and public safety.

4. The potential impact of increased vehicular traffic is a concern, given the potential for the facility to attract an excessive number of patrons, and as a necessity to provide off-street parking to accommodate patrons in large numbers. The floor area within the subject building and the capacity of people could call for a significant number of parking spaces. Off-street parking shall be required in conformity with Article 19 of the Zoning Ordinance. Section 6, Part 14 of Article 19 provides that “one parking space per one hundred (100) square feet of floor area” be provided for “nightclubs, bars, and taverns”.
5. Based on the application submitted there’s not adequate information to determine that the proposed use will not adversely affect the public health, safety, moral and general welfare of the public.
6. The applicant can currently use the property as a restaurant and bar and provide for individual requests to accommodate weddings, birthdays, anniversaries, family reunions, business and professional functions and similar activities as a by right use and no need to obtain a SUP.
- 7.

Recommendation:

The Department of Planning and Community Development staff will withhold making a formal recommendation until the conclusion of the public hearing. However, the consideration of conditions is appropriate for this use permit request. The following proposed conditions are provided for the Planning Commissions review and consideration.

Conditions of Special Use Permit

RE: SUP 2021-01

To permit the establishment and operation of a “Nightclub” at property addressed as:

1714 E Washington Street (1706 & 1712)

Petersburg, Virginia 23803; and further identified as:

Tax Parcels 004190801, 004190003 and 004190802

Parking:

Applicant shall provide a minimum of _____ off-street parking spaces for the nightclub use, controlled by the applicant. All such spaces shall be designed and maintained in accordance with Article 19 of the Zoning Ordinance.

The appropriate number of spaces shall be marked available for handicapped patrons, shall be of required size and design, and be marked in accordance with the state and local standards for such spaces. A minimum of three (3) such spaces shall be provided.

Signage:

Signs shall be limited to one hundred fifty (150) square feet in total area, as is permitted under the B-2, General Commercial District Regulations in Article 21, the Sign Regulations of the Zoning Ordinance. All signs shall require the issuance of a sign permit. All signs shall comply with the requirements of the Article 21, the Sign Regulations of the Zoning Ordinance.

Applicant, nor any tenant or lessee shall not allow the posting of illegal handbills, or the illegal placement of portable signs, within the city limits of the City of Petersburg, and shall assume the costs of the removal of such illegal advertising placed by applicant, tenants, lessee or others holding events on the subject premises.

Hours/Days of Operation:

The hours of operation for the nightclub facility and/or nightclub activities shall not extend past ____ a.m. the next day.

Nightclub activities shall be restricted to the following days of the week: Friday through Sunday.

The subject site shall be cleared of club goers and their respective vehicles not later than ____ a.m. on those days that nightclub activity occurs.

Security:

The use of the nightclub facility for nightclub activities shall require the provision of certified private, uniformed security officers. Such internal security personnel being bonded and certified as security agents by the Virginia Department of Criminal Justice Services and as approved by the Petersburg Bureau of Police (Office of the Chief of Police). A minimum of three uniformed security officers shall be required for any nightclub event using the facility.

Security personnel, as specified above, shall be in place at least one hour before and after operation of any nightclub activity.

Applicant shall be required to report all incidents of violence or criminal behavior, which occur on the subject premises, to the City of Petersburg Bureau of Police and the Department of Planning/CD. Any such report shall be made in as timely a manner as possible, but not more than twenty-four (24) hours following an incident.

Noise:

Applicant is required and responsible for ensuring that the use of the premises is following applicable ordinances regulating noise. Section 50-36 of the Code of the City of Petersburg establishes maximum permissible sound levels, measured at property boundaries, for various zoning districts. In the B-2, General Commercial District the maximum level, as measured in DBA, is 75 during daytime hours, and 65 during nighttime hours.

Daytime is defined (Section 50-32) as the local time of the day between the hours of 7:00a.m. and 10:00p.m. on weekdays, and from 9:00 a.m. to 10 p.m. on Saturdays, Sundays and legal holidays observed by the City government unless otherwise specified.

Definitions:

Nightclub. An establishment which provides entertainment, including but not limited to live bands, floor shows, comedians, solo artists or dance floor for patrons, stays open after 11:00 p.m., and has a capacity exceeding 100 persons. A restaurant that provides a dance floor for its patrons shall be excluded from this definition, provided, however, that the area devoted to dancing shall not exceed 250 square feet or ten percent of total floor area (exclusive of food preparations and service area), whichever is greater. A private club shall be excluded from this definition, provided attendance is limited to bonafide members of such club and bonafide guests of such members. If admission privileges to a private club are sold or otherwise permitted to the general public at any time, then such club shall be classified as a nightclub and shall conform to all applicable requirements of this ordinance.

Petersburg, Virginia

Parcel: 004190003

Summary

Owner Name	KIMCHONG SOOK	National Historic District:	
Owner Mailing Address	13913 LOTHIAN TRL MIDLO, VA 23832-6705	Enterprise Zone:	
Property Use	428	Opportunity Zone:	51730810100
State Class:	4	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	1714 WASHINGTON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.306	City Ward:	1
Legal Description:	PARCEL D 0.30 ACRES	Polling Place:	Blandford Academy
Subdivision:	Martz	Primary Service Area:	
Assessment Neighborhood Name:	Martz	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	4,545	Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/5/2005	\$250,000	2005-3643

Assessments

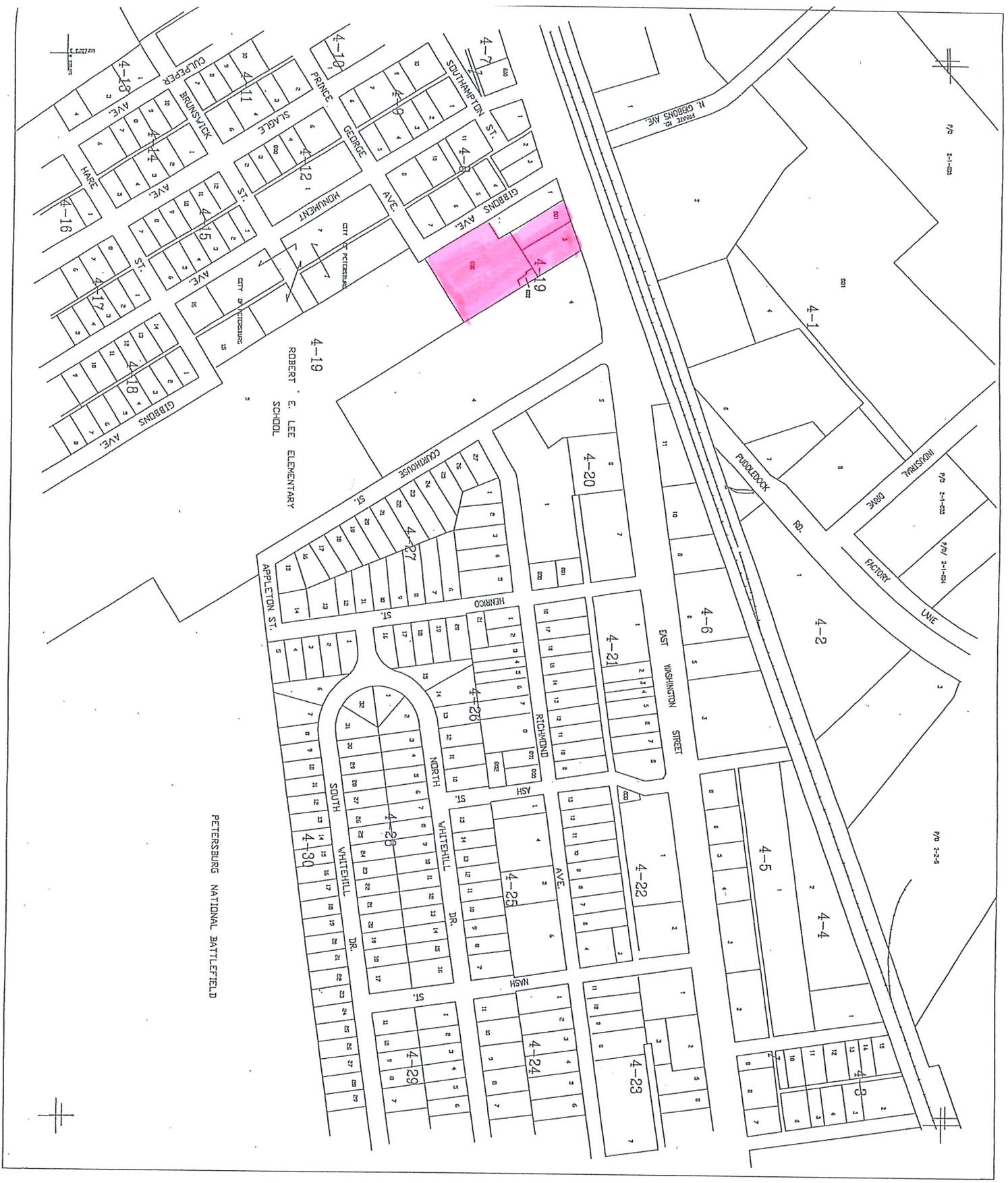
Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$69,500	\$69,500	\$69,500	\$69,500	\$69,500
Improvement Value	\$100,200	\$100,200	\$100,200	\$100,200	\$100,200
Total Value	\$169,700	\$169,700	\$169,700	\$169,700	\$169,700

Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

SCALE: 1" = 100'

MAP 4



3/12/2021

1714 E Washington St - Google Maps

Google Maps 1714 E Washington St

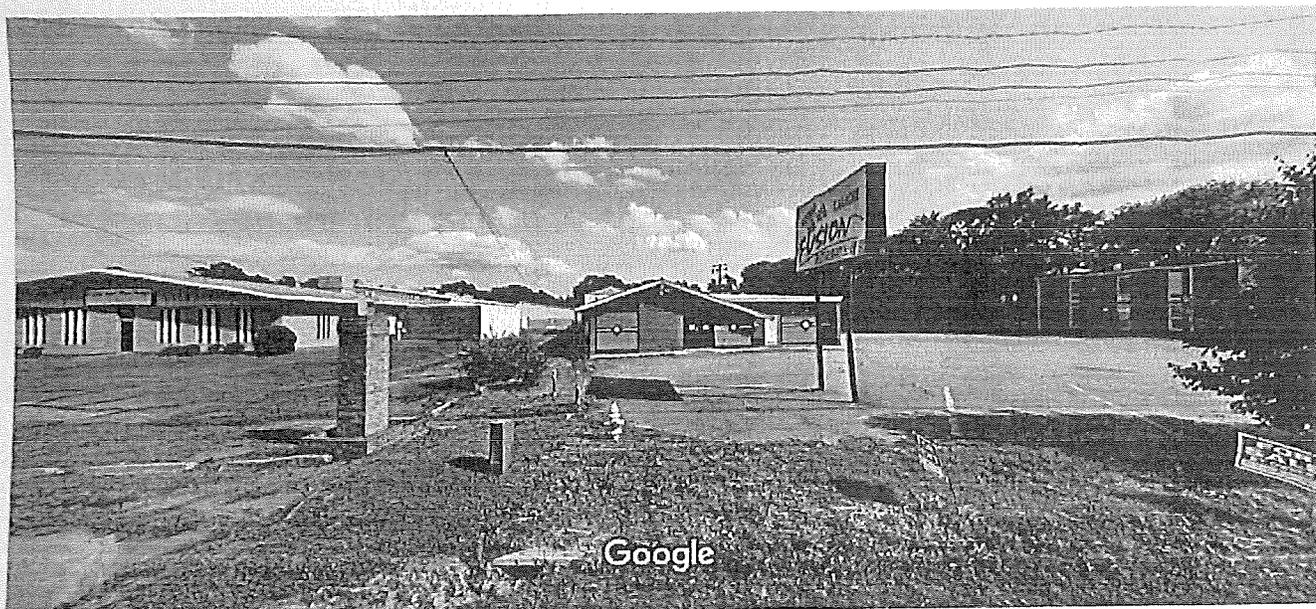
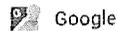


Image capture: Jun 2019 © 2021 Google

Petersburg, Virginia



Street View

PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
(CITY HALL, THIRD FLOOR, ROOM 304)
FILING FEE: \$1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: _____
APPLICANT: Lisa Ji Sook Park
ADDRESS: 13913 Lothian Trail
Midlothian, VA 23114

hereby petition for a special use permit at the following
described properties

I, Lisa JiSook Park

currently zoned

B-2 commercial

A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

Property is in a B-2 commercial district which does not have a provision for a "nightclub". Current
owner is seeking a special use permit to operate a nightclub, bar, and restaurant on premises.

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

004-190801 (1706 E. Washington St. Parcel C) 0.2832 acres

004-190003 (1714 E Washington St. Parcel D) 0.30 acres

004-190802 (1714 E. Washington St. Parcel E) 0.304 acres

2. Current Street Address(es) if assigned:

1714 E Washington Street, Petersburg, VA 23803 (parcels D and E)

and

1706 E Washington Street, Petersburg, VA 23803 (parcel C)

3. Approximate Area:

29,855.25 sq. ft. 0.6136 acres

4. Public Street Frontage:

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

Delores L. Scholler- Tench

401 Fairmont Drive

Parcel 004190001

Colonial Heights, VA 23834

property address 1700 E. Washington Street

Petersburg, VA 23803

Wendell Huffman

P.O. Box 264

parcel 004190800

Colonial Heights, VA 23834

property address 1708 E Washington Street

Petersburg, VA 23803

Faith and Hope Temple Church

2138 Richmond Avenue

of God in Christ Trustees

Petersburg, VA 23805

parcel 004190004

property address 1800 E Washington Street

Petersburg, VA 23803

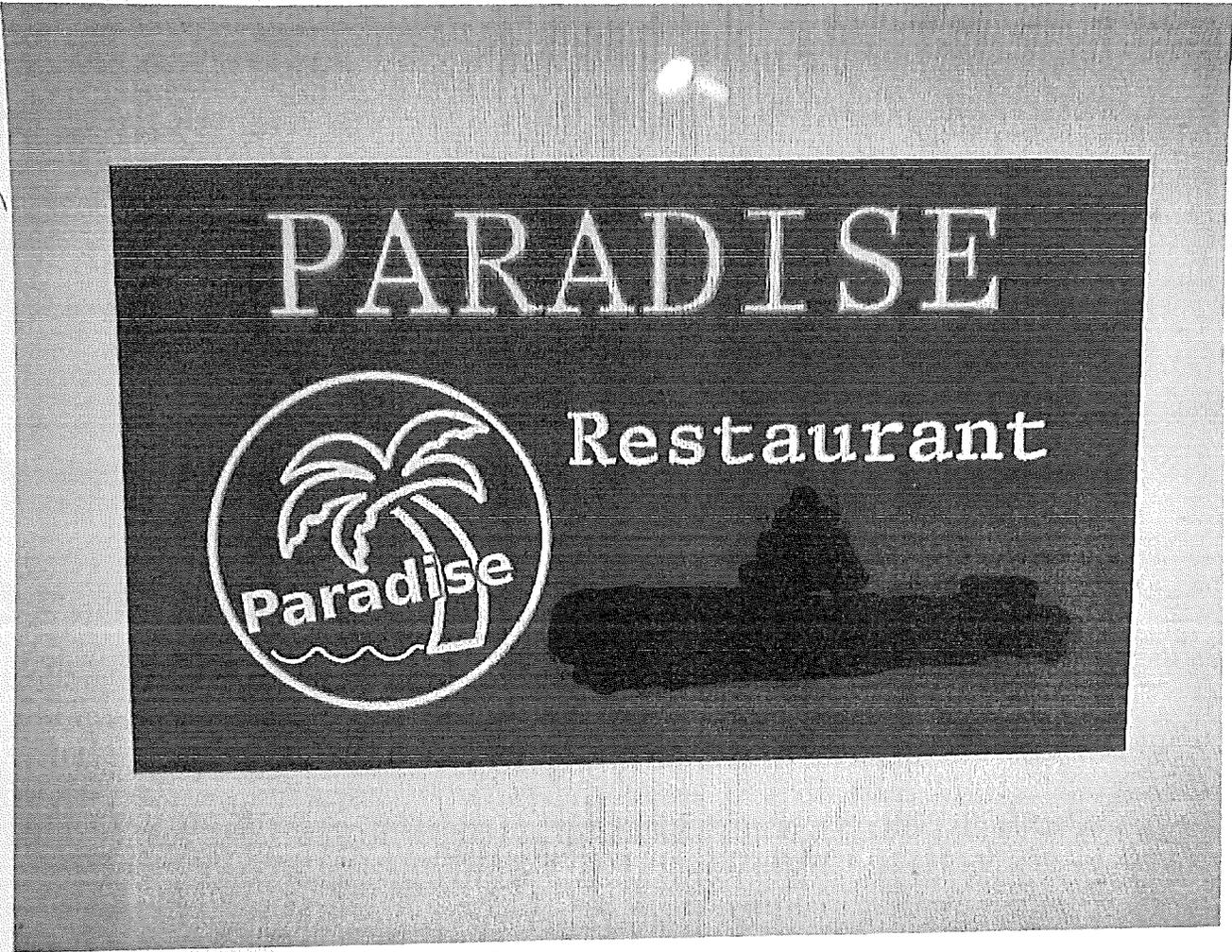
For additional names, use back of sheet

3/12/2021

Question #19

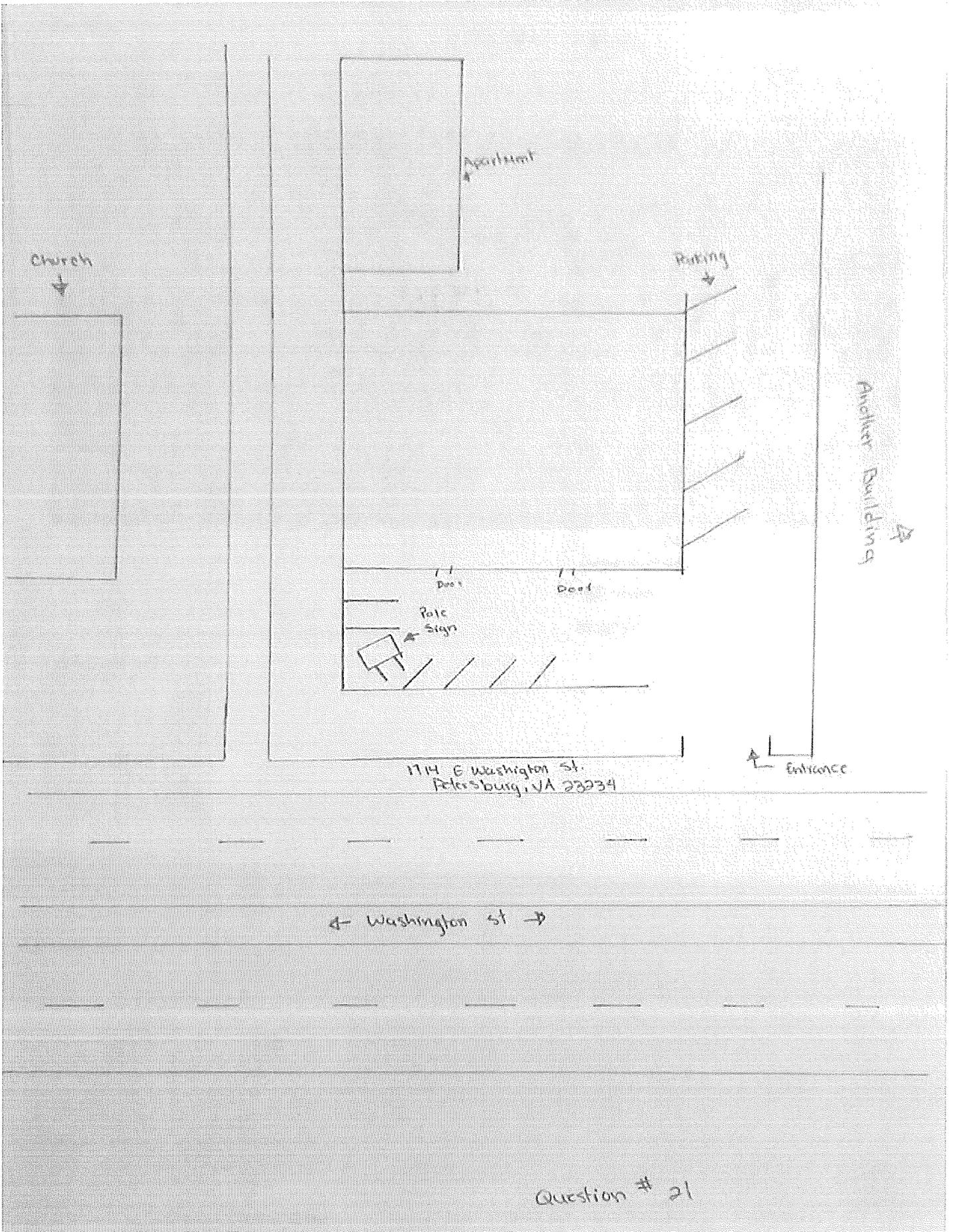
Image0000.jpg

12 Feet width ↗



↖ 7 Feet face →

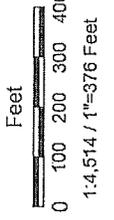
TP# 004190003



Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 004190003

Date: 3/19/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

3/12/2021

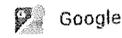
1712 E Washington St - Google Maps

Google Maps 1712 E Washington St



Image capture: Jun 2012 © 2021 Google

Petersburg, Virginia



Street View



City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
FAX 863-2772 TDD 733-8003

Public Notice

Notice is hereby given to all interested persons that the City of Petersburg Planning Commission will hold a public hearing on Wednesday, April 7, 2021, beginning at 6:00 p.m. live streamed at <https://zoom.us/j/99848593824?pwd=d09JclFON2Z5bW5jVExVTIR0eHltdz09>, or by phone: +13017158592,,99848593824#,,,,*603209# US (Washington DC) or +13126266799,,99848593824#,,,,*603209# US (Chicago) to hear the following cases:

2021-SUP-01: Request by Lisa Ji Sook Park, owner to establish and operate a facility offering "live entertainment" until 2:00 a.m. Nightclub, as a land use as provided under Article 23 of the Zoning Ordinance, is permitted in B-2 and M-1 zoning districts only. The subject location includes three parcels, 1706 E Washington Street, Tax Parcel ID 004190801, Parcel, 0.2832 acres and 1714 E Washington Street, Tax Parcel ID 004190003, Parcel 0.30 acres and 004190802, Parcel .304 acres, Petersburg, Virginia 23803. The subject parcels are located within the B-2, General Commercial District.

2021-SUP-02: Request by Clyde Johnson, leaser and owner of Trend Setters to add an ancillary use of a car wash establishment as provided under Article 23 of the Zoning Ordinance to an existing tire sales establishment. The proposed car wash is to be located on the east side of the building at the property addressed as 2010 E Washington Street, Tax Parcel ID 004210001. Proposed land uses include stand-alone vehicle repair, to include general automobile repair shops, truck repair shops, transmission repair shops, engine repair shops, car washes or car washing and detailing operations, and similar facilities, such to be permitted within the B-2 and M-1 zoning districts only. The subject parcel is currently zoned B-2, General Commercial District.

2021-STA-03: Request to amend the City of Petersburg Subdivision Ordinance to include text regarding the Chesapeake Bay Preservation Areas. The City of Petersburg Subdivision Ordinance currently does not include required elements and criteria that local governments must adopt and implement in administering Chesapeake Bay Act programs. There is a need to amend the Subdivision Ordinance to include Chesapeake Bay Preservation Areas section required elements and criteria to comply with Act requirements.

2021-CPA-01: Request to amend the City of Petersburg Comprehensive Plan to include text regarding the Chesapeake Bay Preservation Areas.

Information and related material concerning the requests may be examined on the Planning Commission Website: <http://www.petersburgva.gov/119/Planning-Commission>, or by contacting the Department of Planning and Community Development at (804) 733-2308.

All interested persons shall have the opportunity to be heard at said public hearing.

Should you have any questions or need additional information about this matter, please contact the Department of Planning and Community Development 135 N Union Street, Petersburg, VA 23803, Room 304, via telephone

at (804) 733-2308, or via email at pcc@petersburg-va.org. The Planning Department is open from 8:30 a.m. to 5:00 p.m. Monday – Friday, except holidays.

Reginald Tabor, Interim Director

Department of Planning and Community Development



City of Petersburg

Development Impact Report

DATE:	March 26, 2021
ADDRESS:	1706 and 1714 E. Washington Street
PARCEL NUMBER:	004-190801; 004-190003 and 004-190802
ZONING:	B-2, General Commercial District
ISSUE:	SUP is required for the operation of a nightclub activity with live entertainment in a B-2 or M-1 zoning district, per Article 23 Supplementary Use Regulations-Special Uses Section 4 # (15), of the Zoning Ordinance.
DESCRIPTION:	Owner to operate a nightclub, bar and restaurant on the premises
STATUS:	Pending Public Hearings of the Planning Commission & City Council

DEPARTMENT IMPACT INFORMATION

GENERAL IMPACT	No apparent adverse Stormwater impacts based on what was submitted...no comments at this time.
-----------------------	--

BENEFITS

REVENUE

COSTS

RECOMMENDATION

ATTACHMENTS

RE: Request for Departmental Comments

Darryl Walker <dwalker@petersburg-va.org>

Thu 4/1/2021 5:28 PM

To: Sandra Robinson <srobinson@petersburg-va.org>; Andrew J. Barnes <abarnes@petersburg-va.org>; Carmen Tirado <carment@petersburg-va.org>; Brian Gordineer <bgordineer@petersburg-va.org>; Bill Rigglesman <bill@petersburg-va.org>; Travis C. Christian <tchristian@petersburg-va.org>
Cc: Reginald Tabor <rtabor@petersburg-va.org>; Jeremy Tennant <jtennant@petersburg-va.org>; John Hines <jhines@petersburg-va.org>; Jim Reid <jreid@petersburg-va.org>; Darnetta Tyus <dtys@petersburg-va.org>

📎 2 attachments (137 KB)

2010 E Washington St TP#004-210001_Stormwater.docx; 1706-1714 E Washington St SUP -01_Stormwater.docx;

As requested, Stormwater comments attached (no substantive comments for "1706-1714 E. Washington St." at this time).

From: Sandra Robinson <srobinson@petersburg-va.org>

Sent: Monday, March 29, 2021 12:46 PM

To: Andrew J. Barnes <abarnes@petersburg-va.org>; Carmen Tirado <carment@petersburg-va.org>; Darryl Walker <dwalker@petersburg-va.org>; Brian Gordineer <bgordineer@petersburg-va.org>; Bill Rigglesman <bill@petersburg-va.org>; Travis C. Christian <tchristian@petersburg-va.org>

Cc: Reginald Tabor <rtabor@petersburg-va.org>; Jeremy Tennant <jtennant@petersburg-va.org>; John Hines <jhines@petersburg-va.org>; Jim Reid <jreid@petersburg-va.org>; Darnetta Tyus <dtys@petersburg-va.org>

Subject: Request for Departmental Comments

The Department of Planning/CD has received a petition for the above-referenced Special Use Permits (See attached applications) Please provide any comments, concerns or observations regarding the impact of these proposed (zoning) use permits, on services delivered by your organization and the surrounding area and city.

These matters have been tentatively scheduled and advertised for public hearing before the Planning Commission on Wednesday , April 7, 2021. A staff report will be prepared by Thursday, April 1, 2021 and I would like to include your comments, if any, in the case file. Should you not have any comments, please just send an email expressing NO COMMENT OR CONCERNS. Thanking you in advance for the anticipated receipt of your comments. Have a Wonderful Day!

Cordially,

Sandra A Robinson

Zoning Administrator

Planning/Community Development

Phone 804-733-2309

srobinson@petersburg-va.org

This e-mail message and any attached files are for the sole use of the intended recipient(s) and may contain privileged, confidential or otherwise protected from disclosure information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are not the



City of Petersburg

Development Impact Report

DATE:	March 26, 2021
ADDRESS:	1706 and 1714 E. Washington Street
PARCEL NUMBER:	004-190801; 004-190003 and 004-190802
ZONING:	B-2, General Commercial District
ISSUE:	SUP is required for the operation of a nightclub activity with live entertainment in a B-2 or M-1 zoning district, per Article 23 Supplementary Use Regulations-Special Uses Section 4 # (15), of the Zoning Ordinance.
DESCRIPTION:	Owner to operate a nightclub, bar and restaurant on the premises
STATUS:	Pending Public Hearings of the Planning Commission & City Council

DEPARTMENT IMPACT INFORMATION

	Public Utilities (Water/Sewer) Staff Contact: Andrew J. Barnes, P.E., 804-733-2356, abarnes@petersburg-va.org
GENERAL IMPACT	As a reuse of an existing structure, Public Utilities does not anticipate any impact to existing infrastructure.
BENEFITS	N/A
REVENUE	N/A
COSTS	N/A
RECOMMENDATION	Public Utilities supports this proposed zoning action.
ATTACHMENTS	None

RE: Request for Departmental Comments

Andrew J. Barnes <abarnes@petersburg-va.org>

Thu 4/1/2021 5:48 PM

To: Sandra Robinson <srobinson@petersburg-va.org>

Cc: Reginald Tabor <rtabor@petersburg-va.org>; Tangela Innis <tinnis@petersburg-va.org>

 2 attachments (128 KB)

1706-1714 E Washington St SUP -01 (002) Utilities.docx; 2010 E Washington St TP#004-210001 Utilities.docx;

See attached – “No Impact”.

From: Sandra Robinson <srobinson@petersburg-va.org>

Sent: Monday, March 29, 2021 12:46 PM

To: Andrew J. Barnes <abarnes@petersburg-va.org>; Carmen Tirado <carment@petersburg-va.org>; Darryl Walker <dwalker@petersburg-va.org>; Brian Gordineer <bgordineer@petersburg-va.org>; Bill Riggleman <bill@petersburg-va.org>; Travis C. Christian <tchristian@petersburg-va.org>

Cc: Reginald Tabor <rtabor@petersburg-va.org>; Jeremy Tennant <jtennant@petersburg-va.org>; John Hines <jhines@petersburg-va.org>; Jim Reid <jreid@petersburg-va.org>; Darnetta Tyus <dtuus@petersburg-va.org>

Subject: Request for Departmental Comments

The Department of Planning/CD has received a petition for the above-referenced Special Use Permits (See attached applications) Please provide any comments, concerns or observations regarding the impact of these proposed (zoning) use permits, on services delivered by your organization and the surrounding area and city.

These matters have been tentatively scheduled and advertised for public hearing before the Planning Commission on Wednesday , April 7, 2021. A staff report will be prepared by Thursday, April 1, 2021 and I would like to include your comments, if any, in the case file. Should you not have any comments, please just send an email expressing NO COMMENT OR CONCERNS. Thanking you in advance for the anticipated receipt of your comments. Have a Wonderful Day!

Cordially,

Sandra A Robinson

Zoning Administrator

Planning/Community Development

Phone 804-733-2309

srobinson@petersburg-va.org

This e-mail message and any attached files are for the sole use of the intended recipient(s) and may contain privileged, confidential or otherwise protected from disclosure information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Petersburg, Virginia

Parcel: 004190003

Summary

Owner Name	KIMCHONG SOOK	National Historic District:	
Owner Mailing Address	13913 LOTHIAN TRL MIDLO, VA 23832-6705	Enterprise Zone:	
Property Use	428	Opportunity Zone:	51730810100
State Class:	4	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	1714 WASHINGTON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.306	City Ward:	1
Legal Description:	PARCEL D 0.30 ACRES	Polling Place:	Blandford Academy
Subdivision:	Martz	Primary Service Area:	
Assessment Neighborhood Name:	Martz	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	4,545	Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/5/2005	\$250,000	2005-3643

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$69,500	\$69,500	\$69,500	\$69,500	\$69,500
Improvement Value	\$100,200	\$100,200	\$100,200	\$100,200	\$100,200
Total Value	\$169,700	\$169,700	\$169,700	\$169,700	\$169,700

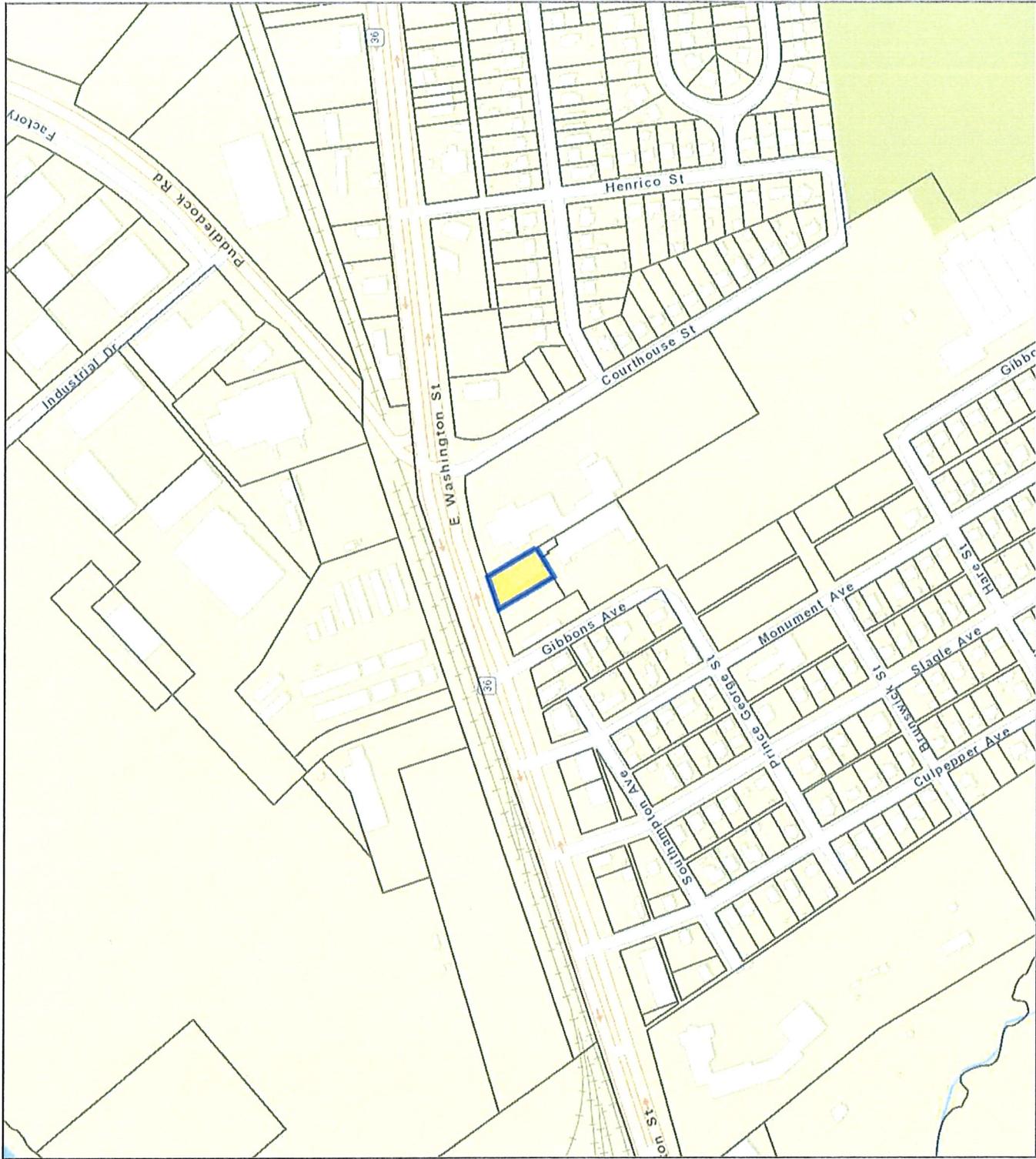
Property Tax (Coming Soon)

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Petersburg, Virginia

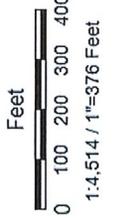
Legend

- County Boundaries
- Parcels



Parcel #: 004190003

Date: 3/23/2021



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1714 E Washington St. Proposed Club



Petersburg, Virginia

Parcel: 004190801

Summary

Owner Name	KIMCHONG SOOK	National Historic District:	
Owner Mailing Address	13913 LOTHIAN TRL MIDLOTHIAN, VA 23114	Enterprise Zone:	
Property Use	400	Opportunity Zone:	51730810100
State Class:	4	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	1706 WASHINGTON ST PETERSBURG, VA	Congressional District:	4
Legal Acreage:	.288	City Ward:	1
Legal Description:	PARCEL C 66.66-65X216.33-163.32	Polling Place:	Blandford Academy
Subdivision:	Puddledock	Primary Service Area:	
Assessment Neighborhood Name:	Puddledock	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	0
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/5/2005	\$250,000	2005-3643

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$50,900	\$50,900	\$50,900	\$50,900	\$50,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$50,900	\$50,900	\$50,900	\$50,900	\$50,900

Property Tax (Coming Soon)

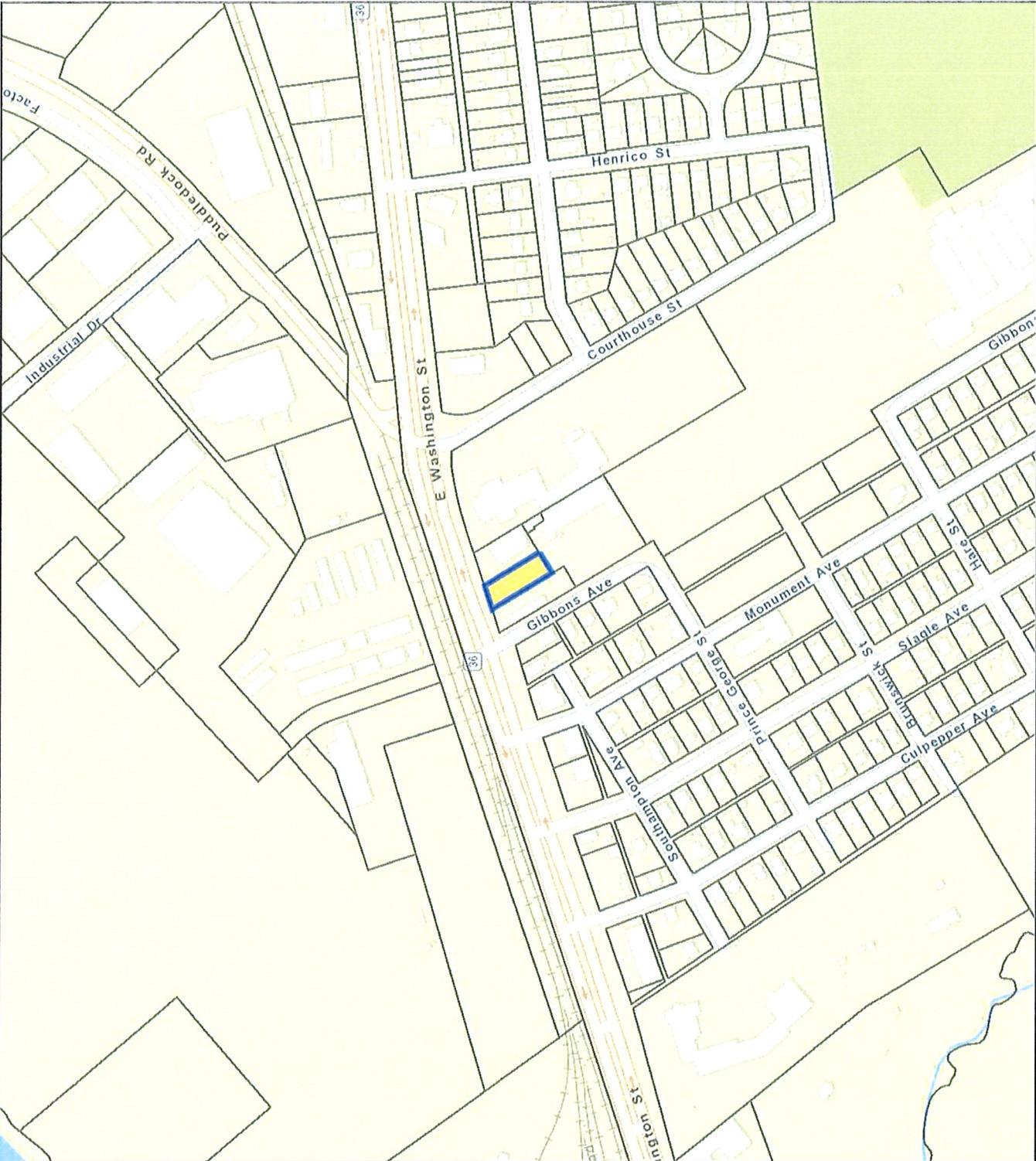
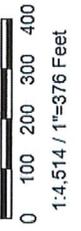
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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels

Feet



Parcel #: 004190801

Date: 3/23/2021

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E Washington St & Puddledock Road



1706 E Washington Street - Parking Lot

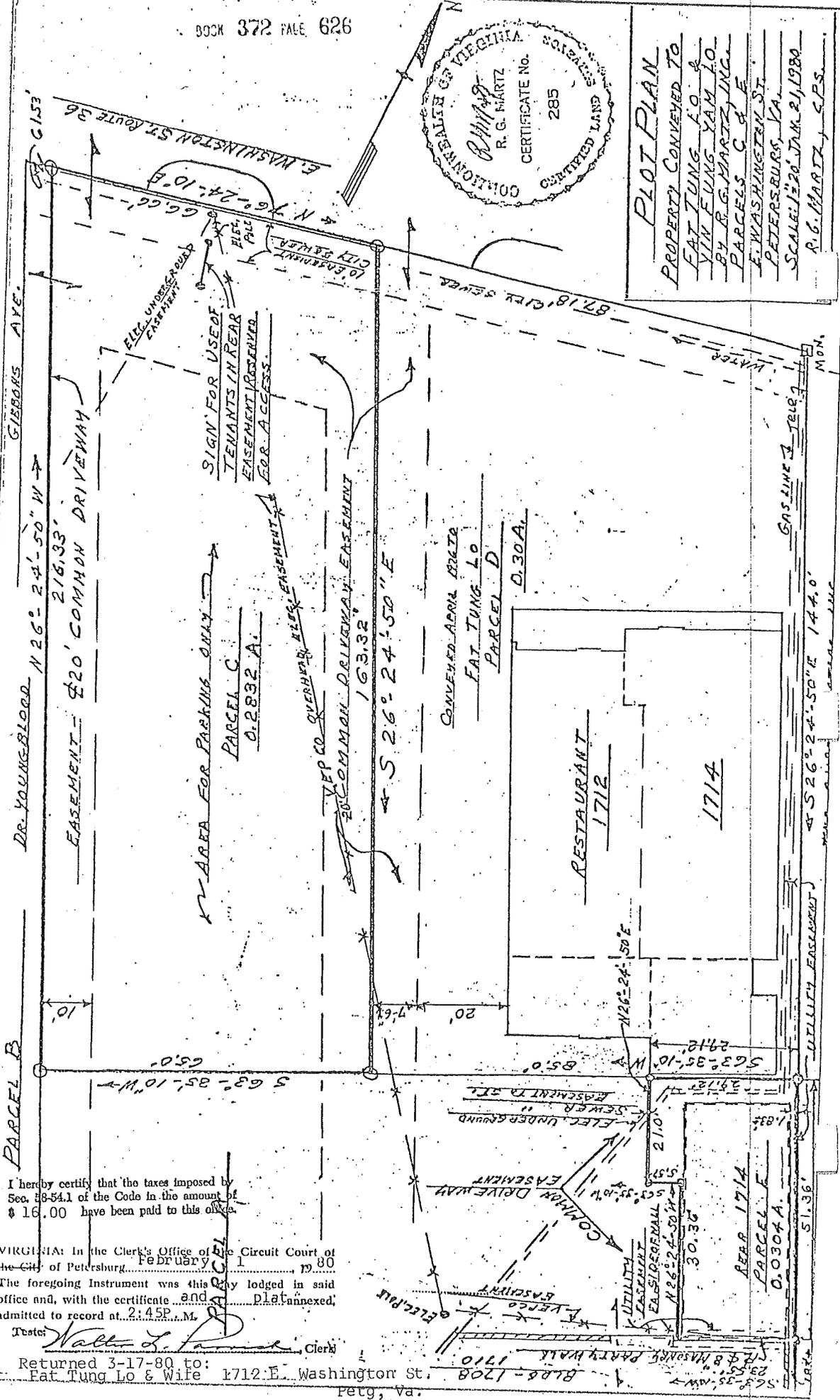


E Washington Street Corridor





PLOT PLAN
 PROPERTY CONVEYED TO
 FAT TUNG LO &
 YIN FUNG YAM LO
 BY R.G. MARTZ, INC.
 PARCELS C & E
 E. WASHINGTON ST.
 PETERSBURG, VA.
 SCALE: 1" = 20' JAN. 21, 1980
 R.G. MARTZ, C.P.S.



I hereby certify that the taxes imposed by Sec. 58-54.1 of the Code in the amount of \$ 16.00 have been paid to this office.

VIRGINIA: In the Clerk's Office of the Circuit Court of the City of Petersburg, February 1, 1980
 The foregoing Instrument was this day lodged in said office and, with the certificate and plot annexed, admitted to record at 2:45 P.M.

Tested: *Wallace J. ...* Clerk

Returned 3-17-80 to:
 Fat Tung Lo & Wife 1712 E. Washington St.
 Petersburg, Va.

Reginald Tabor, Interim Director

Department of Planning and Community Development

LAW OFFICES
JOHN T. WOOD
ATTORNEY AND COUNSELOR AT LAW
800 SOUTH SYCAMORE STREET
PETERSBURG, VIRGINIA 23803

REPLY TO:
POST OFFICE BOX 509
PETERSBURG, VIRGINIA 23804

February 24, 2021

TELEPHONE
804-732-1000
FAX 804-732-1403
EMAIL: attyjwood@yahoo.com

gmail

Sandra A. Robinson, Zoning Administrator
Planning Department, City of Petersburg
City Hall, Room 304
135 North Union Street
Petersburg, Virginia 23803

Re: Special Use Permit for "Nightclub"
1714 and 1706 East Washington Street
Petersburg, Virginia

Dear Ms. Robinson:

Please find enclosed an application for special use permit seeking to allow the operation of a nightclub at 1714 and 1706 East Washington Street in the City of Petersburg, Virginia I am submitting on behalf of the property owner and my clint, Lisa Ji Sook Park. Also enclosed is my draft made payable to the City of Petersburg in the amount of \$1,500.00 as payment of the application fee.

Should you require anything further to facilitate the processing of this special use permit application, please notify me.

Sincerely yours,



John T. Wood

JTW/cmp
cc: Lisa J. Park, owner

ORDER FOR CHANGE OF NAME (ADULT)

Commonwealth of Virginia VA. CODE §§ 8.01-217, 20-121.4

Case No. CL18000240-00

VIRGINIA: In the Circuit Court of the [] City [X] County of CHESTERFIELD COUNTY

In re: CHONG SOOK LISA KIM

This day came the applicant having filed his/her verified application requesting the change of his/her name from

<u>CHONG SOOK</u> FIRST	<u>LISA</u> MIDDLE	<u>KIM</u> LAST	SUFFIX
to			
<u>LISA</u> FIRST	<u>JI SOOK</u> MIDDLE	<u>PARK</u> LAST	SUFFIX

Additional former name(s) of the applicant: CHONG SOOK PARK; CHONG SOOK LISA CHUNG; CHONG SOOK LISA KIM

The applicant's address is: 6124 GATESGREEN DRIVE, CHESTERFIELD, VA 23832

- The Court finds that
 - the application complies with the requirements of subsection B of Virginia Code § 8.01-217,
 - a motion was made pursuant to Va. Code § 20-121.4 incident to divorce,
 the change of name is not sought for any fraudulent purpose, and the change of name would not otherwise infringe upon the rights of others.
- The Court previously found that the applicant is presently incarcerated, a probationer, or a person for whom registration with the Sex Offender and Crimes Against Minors Registry is required but found good cause for consideration of the application and conducted a hearing on the application.
- The Court finds that the change of name would not frustrate a legitimate law enforcement purpose, is not sought for a fraudulent purpose, and would not otherwise infringe upon the rights of others. The basis for this finding is as follows:

.....

.....

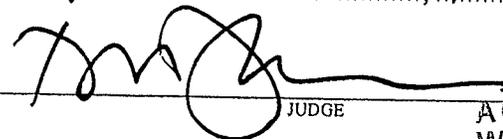
.....

Accordingly, it is ADJUDGED and ORDERED that

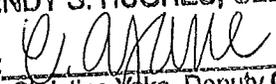
The applicant's name is hereby changed, effective this date, to LISA JI SOOK PARK and this cause is ended.

- The Clerk of this Court shall forthwith spread this Order upon the current deed book, indexing the order in both the old and new names.
- The Clerk of this Court shall further transmit a certified copy of this Order and the application to the State Registrar of Vital Records and to the Central Criminal Records Exchange.
- This change of name is granted incident to a divorce and the Clerk shall not transmit any copy of this Order to the Registrar of Vital Records or to the Central Criminal Records Exchange.
- Public recording of the name change would pose a serious threat to the health or safety of the applicant/applicant's family and the record of this cause is hereby Ordered sealed. The Clerk shall not spread or index this Order and shall not transmit any copy of this Order to the Registrar of Vital Records or to the Central Criminal Records Exchange.
- The application for change of name is hereby denied and this cause is dismissed.

Entered this 28th day of March, 2018



JUDGE

A COPY TESTE:
WENDY S. HUGHES, CLERK
BY: 
Christine Yake, Deputy Clerk



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Sandra Robinson

RE: **A request to schedule a Public Hearing and consideration of a Special Use Permit petition for a for a car wash at 2010 E Washington Street.**

PURPOSE: To schedule a Public Hearing and consideration of a Special Use Permit Petition for a car wash at 2010 E Washington Street.

REASON: To schedule a Public Hearing and consideration of a Petition for a Special Use Permit in accordance with Code requirements and City procedures.

RECOMMENDATION: It is recommended that the City Council schedules a Public Hearing and considers the petition for a Car Wash at 2010 E Washington Street.

BACKGROUND: The City of Petersburg received a petition for a Special Use Permit for a Car Wash at 2010 E Washington Street.

The property is zoned B-2 and has been previously used as a restaurant.

The City of Petersburg Planning Commission held a public hearing and considered the petition during the April 7, 2021 meeting.

The Planning Commission voted to recommend approval of the petition.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Tax Revenue from the business and property.

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: Economic Development, Planning and Community Development

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 0407_2019PublicHearing2SUPCarWash

PLANNING COMMISSION STAFF REPORT

SPECIAL USE PERMIT – CASE 2021-SUP-02

Clyde Johnson

PUBLIC HEARING DATE: April 7, 2021

Request:

Request by Clyde Johnson, leaser and owner of Trend Setters to add an ancillary use of a car wash establishment as provided under Article 23, Section 4 (23) of the Zoning Ordinance to an existing tire sales establishment. The proposed car wash is to be located on the east side of the building at the property addressed as 2010 E Washington Street, Tax Parcel ID 004210001. Proposed land uses include stand-alone vehicle repair, to include general automobile repair shops, truck repair shops, transmission repair shops, engine repair shops, *car washes or car washing and detailing operations, and similar facilities, such to be permitted within the B-2 and M-1 zoning districts only.* The subject parcel is currently zoned B-2, General Commercial District.

Project Summary & Background Information:

The applicant is the current business owner and operator of Tread Setters LLC., which is a retailer of new & used tires and rims. They are a warehousing and distributing business. He has been in business in the City of Petersburg since 2015. Mr. Johnson is requesting to expand his business services to other retailers and customers in the area beyond the Petersburg City limits by offering vehicle hand washing and detailing services which includes the sale of retail products. He discovered when consulting with the Planning Department staff that he would be required to obtain a Special Use Permit which requires the Planning Commission to review and make recommendation to the City Council for approval. The Zoning Ordinance was amended May 1, 2001, by ordinance 01-ORD-23 to require a Special Use Permit for stand-alone vehicle repair uses as per Article 23 of the Zoning Ordinance. Among the delineated uses included with vehicle repair in Article 23, Section 4 (23) are car washes and detailing operations. In addition, these uses are permitted with a Special Use Permit only in B-2, General Commercial Districts and M-1, Light Industrial Districts. The applicant has been receptive to following the appropriate process and procedures in order to promote and grow his business. Upon a site inspection of the existing location staff realized that the structure was previously utilized as a Hardees restaurant in the 1980's which was built with a drive-thru area located on the left side of the structure. The property is .643 acres. The applicant proposes to utilize this area for the establishment for the auto detailing activity. Mr. Johnson has begun looking into marking the payment in order to provide customers with appropriate directional flow to the drive-thru service area and for entering and existing the premises. In addition, staff advised Mr. Johnson

that he will need to properly remark the existing parking spaces with paint or stripping, as they have faded. The property is kept clean and free of outside storage of tires, equipment and materials where they are housed in storage sheds/units or the main building for the warehousing and storage of tires and miscellaneous products. The existing business is setup in such a manner that the customer or client would need to enter the building to request services. The proposed use will be on the opposite side of the building which is currently not utilized and will have its own entry and exit into Trend Setters, not conflicting with the tire service entry and exit.

The products Trend Setters will use for the detailing business is a special EPA compliant 10 x 20 car wash mat to wash vehicles on, which will eliminate run off and drainage into the community sewer systems. Signage, if any are proposed will be required to meet applicable zoning regulations and be reviewed for approval by the Zoning Administrator.

The applicant believes that should the Planning Commission accept and recommend approving his proposal the additional use will allow him to create more jobs in the City allowing increased revenue and continued business and community growth.

Existing Zoning and Surrounding Zoning:

The subject property is zoned B-2, General Commercial District and is identified as 2010 E Washington Street. The surrounding properties are zoned B-2, as well, however property across the railroad tracks along Puddledock Road are zoned M-1, Light Industrial and M-2, Heavy Industrial. The area along the rear side of the subject property is zoned R-2, Single-Family Residence District. The Amoco Service station across the street from the proposed site provides coin operated car washing services with a sprayer attachment (pressure) and vacuuming. Not hand detailing services.

Comprehensive Plan:

The City's Comprehensive Plan designates the area for commercial uses.

Other Department Comments:

Andrew J. Barnes, Public Utilities

Darryl Walker, Stormwater Management

Carmen Tirado, Right-of-Way, Permits Manager

Public Input:

As of the writing of this report, staff did not receive any telephone calls or letters of support of or in opposition to this request.

Recommendation:

The Department of Planning and Community Development will make a recommendation regarding this petition following the public hearing. Should the Planning Commission recommend approval of this request, staff recommends approval with the following conditions:

1. The Special Use Permit shall be granted to the applicant, Mr. Clyde Johnson, and cannot be transferred to run with the land.
2. A separate business license shall be obtained for the car wash and auto detailing service.
3. The applicant shall continue to maintain a clean site with no outside storage of materials or equipment.
4. Signage at the location will require a sign permit be reviewed and approved by the City of Petersburg's Planning Department, Zoning Administrator. No wall mounted signs shall be in excess of 100 square feet and no more than one (1) freestanding sign with a maximum size of fifty (50) square feet. No new freestanding sign shall be established without the removal of any existing free-standing sign(s).
5. This permit shall be subject to revocation, if the applicant fails at any time to comply with the established conditions and any other applicable regulations.
6. The requested use is an applicable use as enumerated in Article 23, Section 4 (23) of the Zoning Ordinance.
7. There appears to be an adequate parking area to meet Zoning Ordinance requirements for on-site parking as per Article 19, Off-Street Parking Regulations.
8. No vehicle stored on the property, awaiting cleaning, may be retained on the premises for a period in excess of 48 hours.
9. No general vehicle repair shall be operated on the subject premises.
10. Other requirements may be imposed as deemed necessary to provide for the protection of surrounding property, persons and neighborhood values.

ATTACHMENTS

1. Staff Report
2. Special Use Permit Application
3. Department Comments
4. Miscellaneous Information

Petersburg, Virginia

Parcel: 004210001

Summary

Owner Name	COLONIAL REALTY & FINANCE LLC	National Historic District:	
Owner Mailing Address	316 BOULEVARD COLONIAL HEIGHTS , VA 23834	Enterprise Zone:	
Property Use	410	Opportunity Zone:	51730810100
State Class:	4	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	2010 WASHINGTON ST PETERSBURG , VA	Congressional Disrict:	4
Legal Acreage:	.643	City Ward:	1
Legal Description:	PT LTS 2-3-4-5FAIRVIEW WHITEHILL FARM	Polling Place:	Blandford Academy
Subdivision:	Fairview W	Primary Service Area:	
Assessment Neighborhood Name:	Fairview W	Census Tract:	8101
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	3,319	Shed:	
Basement:		Total Rooms:	0
Attached Garage:	0	Bedrooms:	0
Detached Garage:		Full Baths:	0
Enclosed Porch:		Half Baths:	2
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	1/31/2019	\$180,000	2019-0242

Assessments

Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$135,300	\$135,300	\$135,300	\$135,300	\$135,300
Improvement Value	\$100,500	\$100,500	\$100,500	\$100,500	\$100,500
Total Value	\$235,800	\$235,800	\$235,800	\$235,800	\$235,800

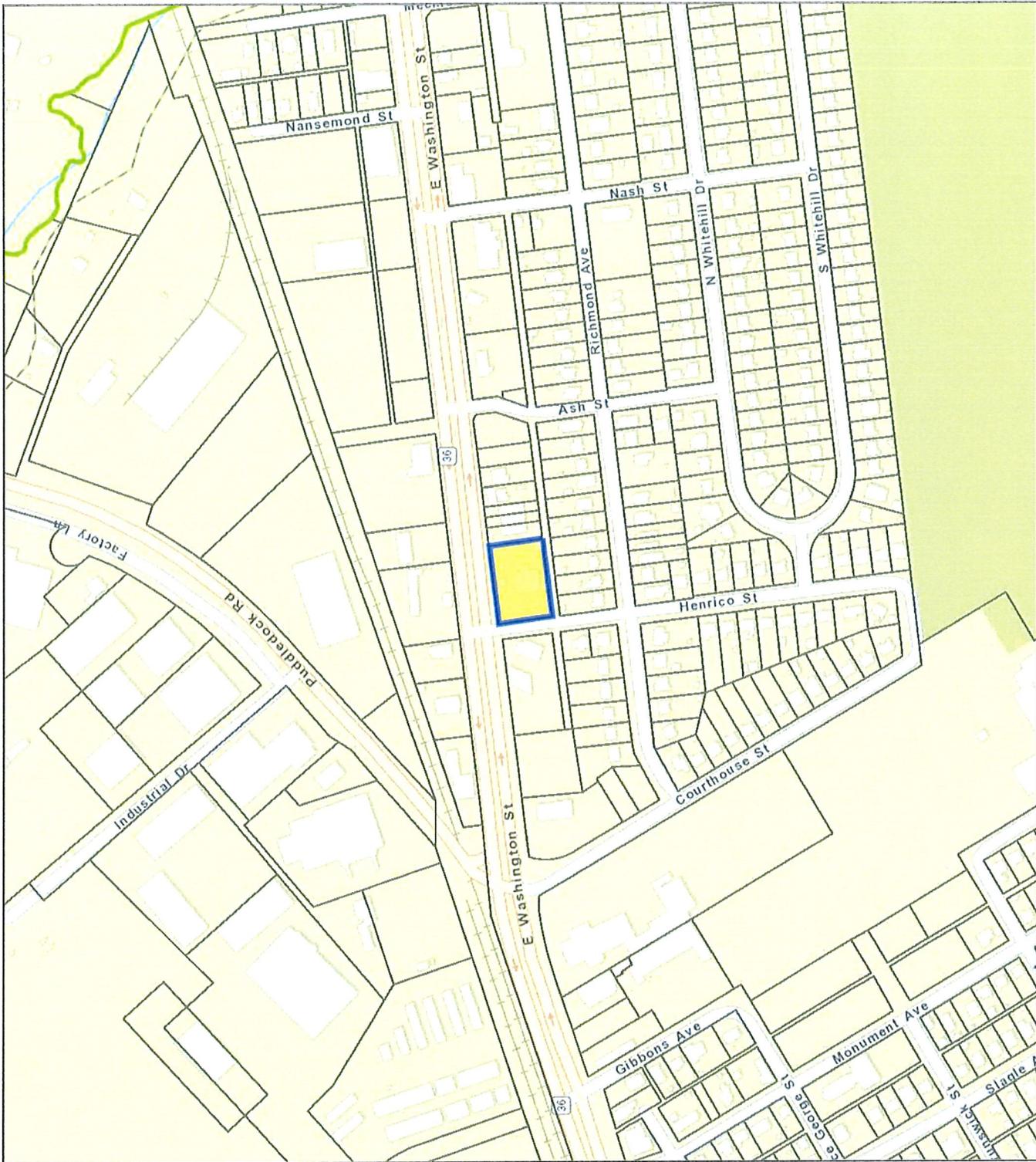
Property Tax (Coming Soon)

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Petersburg, Virginia

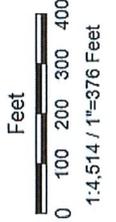
Legend

-  County Boundaries
-  Parcels



Parcel #: 004210001

Date: 4/2/2021



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Treadsetters front view



2010 E Washington St - Treadsetters



E Washington Street Corridor



804 731 5527
Clyde Johnson

CASE NUMBER 2021 Sep-02

Applicant: Clyde Johnson
Tread Setters, LLC
5515 Rosewood Ct.

Prince George, VA
23875
PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING (CITY HALL, THIRD FLOOR, ROOM 304) WITH THE FILING FEE: \$1,500 (CHECK/MONEY ORDER/CASH) AT THE TIME OF SUBMITTAL

A. Property Information

1. Tread Setters, do hereby petition to rezone the following described properties from zoning district special use permit to zoning district special use port to permit add car wash to services

2. Legal Description: (Use attachment if necessary) - Identify proposed Use
Tread Setters would like to add a carwash service on the left side of the building. We have designated parking, entrances and exits for this service.

3. Tax Parcel Identification Number(s):	Map	Block	Lot
<u>004-210001</u>	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

4. Current Street Address(es): - (if assigned) 200 E Washington St
Petersburg VA 23804

5. Approximate Area: 3,319 sq. ft. _____ acres

6. Public Street Frontage 40 ft.

7. A boundary plat of this property outlining the area to be rezoned shall be attached to this petition.

8. The following deed restrictions may affect the use of this property:

9. Brief:

Said deed restrictions will expire on :

B. JUSTIFICATION FOR REZONING

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (A detailed statement of reasons why the proposed rezoning should be granted).

See Attached

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

The services that we will be offering will not cause issues with the public welfare, we will be using special EPA matts to catch all possible drainage into the community sewer systems

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

The proposed permit will allow Tread Sellers to employ more citizens in our community, and offer another high level quality service to Petersburg generating more revenue

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

This permit is necessary because as of now we are not classified as a carwash, and need to make minor adjustments to do so within the city regulations

Identify Proposed Use

Tread Setters would like to propose a request for a Special Use Permit to add a car wash service to our business located at 2010 E Washington Street Petersburg VA. We currently offer New and Used Tire and Rim Sells. This new service will not conflict with our forgoing business.

To service our Car Wash customers, we will use the opposite side of the building which is not being used as we speak. (see draft) This designated side has its own entry and exit areas as well as its own parking to accommodate. (see draft) This designated area also has its own Entry and Exit into TS, not conflicting with Tire Service Entry and Exit. (see draft) Tread Setters will put up new Entry and Exit signage and arrows and markings on the pavement for customers can know the order of operations.

Tread Setters will use special EPA compliant 10x20 car wash mats to wash the vehicles on. This will eliminate run off and drainage into our community sewer systems. (see attached) We will also add signage advertising the new service which will be attached to the building. (see attached)

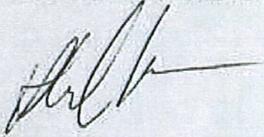
Allowing this Permit will allow more jobs to be created in Petersburg and will allow more revenue for the city as well as TS to further build and grow our business and community here in Petersburg VA.

March 31, 2021

To Whom It May Concern,

We at Colonial Realty and Finance owners of 2010 E Washington St, Petersburg VA, currently occupied by Tread Setters LLC does not have any objections with the company expanding their business by offering a car wash and detailing service. This added service will allow them to create a bigger opportunity for more customers therefore creating more jobs for the community and revenue in the city.

Colonial Realty and Finance



804-931-5123

C. CERTIFICATION:

The undersigned applicant certifies that: (He) (She):

- _____ (a) Is the owner or lessee or agent specified in writing, for
- _____ (b) Possesses a proprietary interest in: (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING; and that the foregoing answer and statements herein contained and all other information herewith submitted are in all respects true and correct to the best of (his) (her) knowledge and belief.

APPROVED

Signed: _____
Mailing Address: _____

City Attorney

Phone Number: _____

TO BE FILED IN TRIPLICATE (3-SETS) IN THE PLANNING DEPARTMENT, CITY HALL

ACTION RECORD

Date Filed (with Planning Department) _____

Date of Planning Commission Public Hearing _____

Planning Commission Action(s) _____

Date of City Council Hearing: _____

City Council Action(s): _____

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

Rams of Virginia Inc.
Amoco Gas Station

2013 E Washington St
Petersburg VA 23803
804 732 1448

M & H Investments LLC
Siebert Properties Inc
BP Gas Station

1932 E Washington St
Petersburg VA 23803

Holy Ground Ministries
Jones Rudolph
Wooden-Jones

2014 E Washington St
Petersburg VA 23803

For additional names, use back of sheet

NON-HAZARDOUS WASTE PROFILE SUMMARY

For Facility Use Only



Biotechnology

JOB # _____

This non-hazardous waste profile document is designed to be a complete and accurate representation of the waste material offered for disposal. This detailed information will allow us to quickly and correctly determine the best method to handle the material. Please be sure to complete each area of the profile leaving no blanks.

I. GENERATOR INFORMATION

Company Name: Tread Setters LLC
 Address: 2010 E Washington St
Petersburg VA 23804
 Contact Person: Clyde Johnson Phone: 804 731 5527 Fax: _____
 Waste Site Location: 2010 E Washington St
 Primary Business activity at this location: Tire Sales / car wash

II. BILLING INFORMATION

Company Name: Tread Setters
 Address: PO Box 2213
Petersburg VA 23804
 Contact Person: Clyde Johnson Phone: 804 731 5527 Fax: _____

III. SHIPPING INFORMATION

Anticipated volume: 1k gallons
 Disposal Frequency: One time Week Month Year
 Shipped in: Bulk Drum

IV. WASTE CHARACTERIZATION

Waste common name: Waste Water
 Description of process generation waste: car will be washing cars and collecting water in 500 gallon drums

Physical Characteristics

Flashpoint Exact (OF) _____ pH Exact _____
 <140 140 - 200 >200 <2 2-5 5-9 9-12.5 >12.5

Specific Gravity (water = 1.0) Exact _____ Reactive: Yes No
 <.8 0.8-1.0 1.0 1.0-1.2 >1.2

Phases Single Double Multi Percent Liquid _____ Percent Solid _____
 Viscosity: Low Medium High Odor: None Mild Strong

PO BOX 26287 • RICHMOND, VIRGINIA 23260 • 710 HOSPITAL STREET RICHMOND, VIRGINIA 23219
 Phone: 804.644.2800 • Fax: 804.644.1335
 Website: www.recobio.com • Email: info@recobio.com

AQUA CLEAN ENVIRONMENTAL OF VIRGINIA, LLC dba RECO BIOTECHNOLOGY

Car Wash Mat

Page 13 of 15



WATER CONTAINMENT MAT - 10' X 20' W/ FOAM BERM

Item No: WM1020F

[Write a Review](#) | 2 Questions, 2 Answers

\$1,295.00

1

[Add to Cart](#)

[Add to Wish List](#)

PRODUCT INFO

VIDEO

RELATED ITEMS

Product Details

Our Foam Berm Car Wash Mat is made from a flexible heavy-duty poly material that is 40 mil thickness but more flexible than our model with the berm brackets. The foam berm is 4" high, and will contain all of your wash water while you are washing the vehicle. You can easily



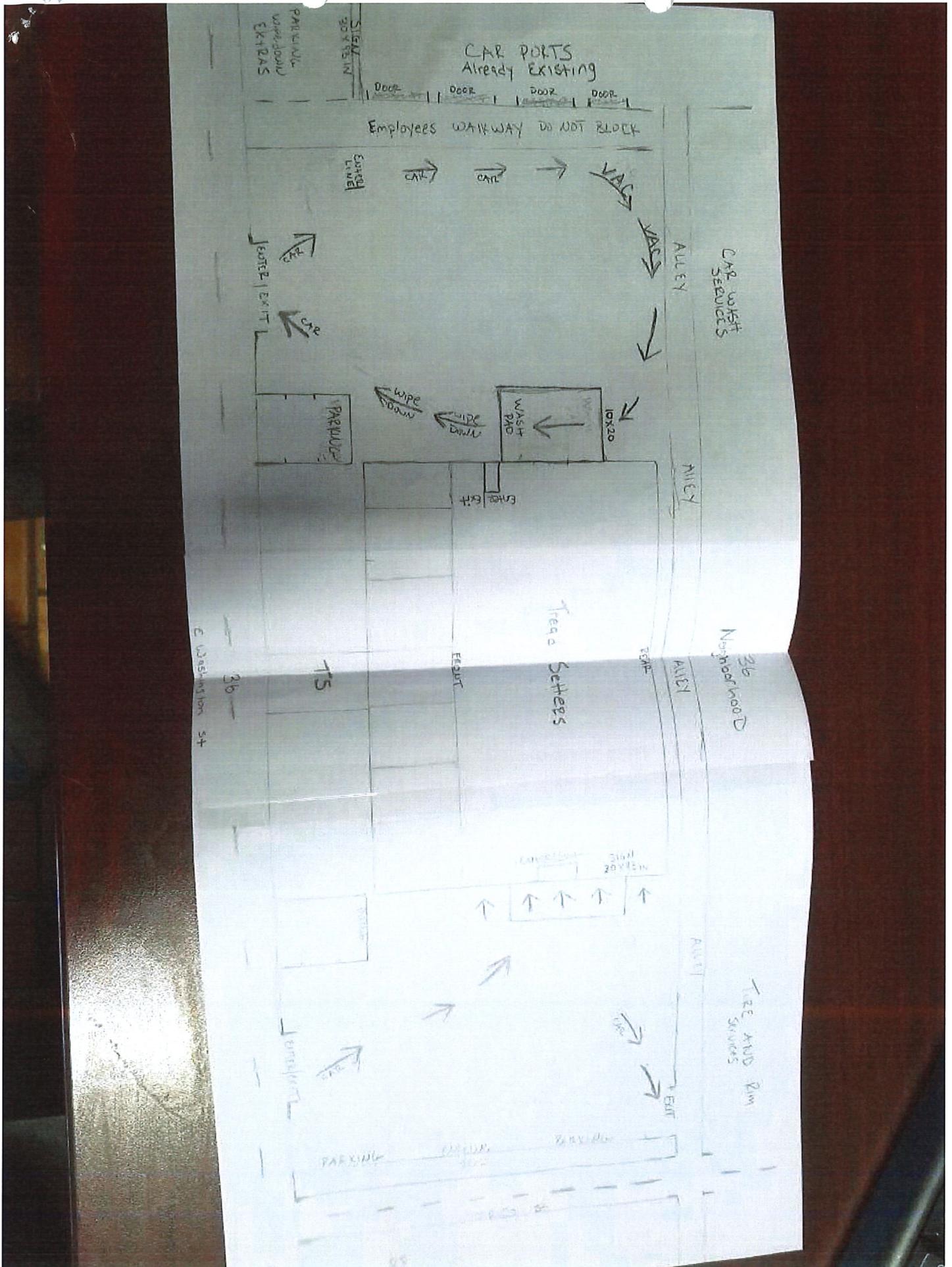
9/9/2020

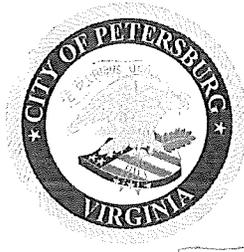
<https://store.detailking.com/car-wash-mat>

This Vinyl Car Wash Mat is the perfect mat for an auto detailer who is frequently moving from one area to another. This mat, newest to our line-up of Detail King water containment mats is made from a heavy-duty 18 ounce, commercial grade vinyl material that is lighter to carry and more compact to stow than our other polyethylene models. This unit is ideal if you are mobile and need to move it periodically throughout your work day. Our new heavy duty vinyl car wash mat weighs about half as much as our other full size car wash mats and comes standard with a light-weight cloth style ground cover which should always be placed on the work area surface prior to rolling out the mat. The ground cover will help protect the car wash mat from sharp objects that may be on the work area surface impact and causing damage to the material.

The foam berm is 4" high and the mat contains water while you are washing the vehicle. You can easily drive over the berm to go onto and to get off of the mat. The EPA is becoming stricter regarding car wash water runoff. Detail King has made it easy and affordable for mobile operators to contain their car wash water. Besides offering 100% biodegradable and environmentally products our car wash mats will help assure that you are being EPA compliant.

Approximately 75% of the wash water ends up in the mat from the vehicle that is being washed, the remainder evaporates while you are drying vehicle. You must remove the water from the mat before folding it up and going to your next detail job or car wash. You can remove the water with either a pump or vacuum system and contain it in a holding tank until you can properly dispose of it. Detail King offers several options for water reclamation. Be sure you take a look at our Vacu Berm, Big Dog Water Reclamation System and our Mr. Green Waste Water Tank System within this department. Being EPA compliant is very important especially if you plan to operate your mobile detailing business close to large bodies of water.





City of Petersburg
Customer Receipt
Petersburg, VA 23803

Department of Planning

paid
PAYOR'S NAME: Clyde Johnson - Tread Setters, LLC

Amount Received: \$1,500.00 Date: 03/08/2021

Form of Payment: CHECK # 152

Purpose of Payment: SPECIAL USE PERMIT - 2010 E. WASHINGTON ST.

Payment Received By: Deborah Porter, Zoning Tech *[Signature]*

TREAD SETTERS LLC
2010 E WASHINGTON ST
PETERSBURG, VA 23803-3722

152
68-426/514

Date: 2-22-21

PAY to the order of City of Petersburg \$ 1500

One Thousand Five Hundred Dollars Dollars

BB&T BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com

For Special Use Signature: *[Signature]*

⑆051404260⑆0000258276647⑆00152

Photo Safe Deposit Dollars on back

Noted Clerk

Fwd: Tread Setters Drawing Special Use Permit Application Submittal

Clyde Johnson <treadsetters7@gmail.com>

Wed 3/31/2021 1:51 PM

To: Sandra Robinson <srobinson@petersburg-va.org>

 1 attachments (3 MB)

20210331_134708.jpg;

CAUTION: External! - Do not open attachments or click links unless you know the content is safe.

Approval letter from owner

----- Forwarded message -----

From: **Sandra Robinson** <srobinson@petersburg-va.org>

Date: Mon, Mar 1, 2021, 1:12 PM

Subject: Re: Tread Setters Drawing Special Use Permit Application Submittal

To: Clyde Johnson <treadsetters7@gmail.com>

Cc: Debbie Porter <dporter@petersburg-va.org>

Good Afternoon Mr. Johnson,

Thank you for providing the requested information. Once our office has received your payment, in the amount of \$1500, made payable to the Treasurer, City of Petersburg, we can forward your request to the Director of Planning and Community Development to schedule you for the required public hearing to obtain a Special Use Permit from the Planning Commission to make a favorable recommendation to the City Council.

The mailing address to mail the required payment by Cashier's Check or Money Order is:

Petersburg Planning Department
Attn: D. Porter, Planning Technician
City Hall, Room 304
135 N Union Street
Petersburg, Virginia 23803

Thanking you in advance for receipt of your anticipated payment! Should you have any questions regarding this matter, please feel free to contact the Planning Department at 804-733-2308.

Sandra A. Robinson
Zoning Administrator

From: Clyde Johnson <treadsetters7@gmail.com>

Sent: Monday, March 1, 2021 11:45 AM



City of Petersburg

Development Impact Report

DATE:	March 26, 2021
ADDRESS:	2010 E Washington Street
PARCEL NUMBER:	004-210001
ZONING:	B-2, General Commercial District
ISSUE:	Petitioner, Clyde Johnson, leaser and owner of Trend Setters tire establishment to add an ancillary use of car wash services to his existing business establishment. Per Article 23, of the zoning ordinance, Supplementary Use Regulations- Special Uses, Section 4. # (23).
DESCRIPTION:	To permit an ancillary use of a car wash/detailing operation to an existing business located within the B-2, General Commercial District.
STATUS:	Pending Planning Commission Review April 7, 2021 and City Council Approval.

DEPARTMENT IMPACT INFORMATION

	Public Utilities (Water/Sewer) Staff Contact: Andrew J. Barnes, P.E., 804-733-2356, abarnes@petersburg-va.org
GENERAL IMPACT	Public Utilities does not anticipate any impact to existing infrastructure.
BENEFITS	N/A
REVENUE	N/A
COSTS	N/A
RECOMMENDATION	Public Utilities supports this proposed zoning action.
ATTACHMENTS	None

RE: Request for Departmental Comments

Andrew J. Barnes <abarnes@petersburg-va.org>

Thu 4/1/2021 5:48 PM

To: Sandra Robinson <srobinson@petersburg-va.org>

Cc: Reginald Tabor <rtabor@petersburg-va.org>; Tangela Innis <tinnis@petersburg-va.org>

 2 attachments (128 KB)

1706-1714 E Washington St SUP -01 (002) Utilities.docx; 2010 E Washington St TP#004-210001 Utilities.docx;

See attached – “No Impact”.

From: Sandra Robinson <srobinson@petersburg-va.org>

Sent: Monday, March 29, 2021 12:46 PM

To: Andrew J. Barnes <abarnes@petersburg-va.org>; Carmen Tirado <carment@petersburg-va.org>; Darryl Walker <dwalker@petersburg-va.org>; Brian Gordineer <bgordineer@petersburg-va.org>; Bill Riggleman <bill@petersburg-va.org>; Travis C. Christian <tchristian@petersburg-va.org>

Cc: Reginald Tabor <rtabor@petersburg-va.org>; Jeremy Tennant <jtennant@petersburg-va.org>; John Hines <jhines@petersburg-va.org>; Jim Reid <jreid@petersburg-va.org>; Darnetta Tyus <dtuus@petersburg-va.org>

Subject: Request for Departmental Comments

The Department of Planning/CD has received a petition for the above-referenced Special Use Permits (See attached applications) Please provide any comments, concerns or observations regarding the impact of these proposed (zoning) use permits, on services delivered by your organization and the surrounding area and city.

These matters have been tentatively scheduled and advertised for public hearing before the Planning Commission on Wednesday , April 7, 2021. A staff report will be prepared by Thursday, April 1, 2021 and I would like to include your comments, if any, in the case file. Should you not have any comments, please just send an email expressing NO COMMENT OR CONCERNS. Thanking you in advance for the anticipated receipt of your comments. Have a Wonderful Day!

Cordially,

Sandra A Robinson

Zoning Administrator

Planning/Community Development

Phone 804-733-2309

srobinson@petersburg-va.org

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City of Petersburg

Development Impact Report

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DESCRIPTION:	To permit an ancillary use of a car wash/detailing operation to an existing business located within the B-2, General Commercial District.
STATUS:	Pending Planning Commission Review April 7, 2021 and City Council Approval.

DEPARTMENT IMPACT INFORMATION

GENERAL IMPACT	Potential Stormwater impact due to creation of wash water during vehicle-washing operations.
BENEFITS	
REVENUE	
COSTS	
RECOMMENDATION	All vehicles must be washed on the 10' X 20' "WATER CONTAINMENT MAT" (details and specifications included in the submission). Vehicles must remain on the mat during a significant portion of the "wipe-down" operation to ensure the residual wash water draining from the vehicle (after hoses are turned off) is contained by the mat.

ATTACHMENTS



Re: Request for Departmental Comments

Carmen Tirado <carment@petersburg-va.org>

Thu 4/1/2021 8:07 AM

To: Sandra Robinson <srobinson@petersburg-va.org>

NO COMMENT OR CONCERNS.

Carmen Tirado

Right-of-Way Permits Manager

(804) 733-2364

From: Sandra Robinson <srobinson@petersburg-va.org>

Sent: Monday, March 29, 2021 12:45 PM

To: Andrew J. Barnes <abarnes@petersburg-va.org>; Carmen Tirado <carment@petersburg-va.org>; Darryl Walker <dwalker@petersburg-va.org>; Brian Gordineer <bgordineer@petersburg-va.org>; Bill Riggelman <bill@petersburg-va.org>; Travis C. Christian <tchristian@petersburg-va.org>

Cc: Reginald Tabor <rtabor@petersburg-va.org>; Jeremy Tennant <jtennant@petersburg-va.org>; John Hines <jhines@petersburg-va.org>; Jim Reid <jreid@petersburg-va.org>; Darnetta Tyus <dttyus@petersburg-va.org>

Subject: Request for Departmental Comments

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These matters have been tentatively scheduled and advertised for public hearing before the Planning Commission on Wednesday , April 7, 2021. A staff report will be prepared by Thursday, April 1, 2021 and I would like to include your comments, if any, in the case file. Should you not have any comments, please just send an email expressing NO COMMENT OR CONCERNS. Thanking you in advance for the anticipated receipt of your comments. Have a Wonderful Day!

Cordially,

Sandra A Robinson

Zoning Administrator

Planning/Community Development

Phone 804-733-2309

srobinson@petersburg-va.org

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City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
FAX 863-2772 TDD 733-8003

Planning Commission Notice of Public Hearing

Dear Owner, Agent or Occupant:

Notice is hereby given to all interested persons that the City of Petersburg Planning Commission will hold a public hearing on Wednesday, April 7, 2021, beginning at 6:00 p.m. live streamed at <https://zoom.us/j/99848593824?pwd=d09JclFON2Z5bW5jVExVTiROeHltdz09>, or by phone: +13017158592,,99848593824#,,,,*603209# US (Washington DC) or +13126266799,,99848593824#,,,,*603209# US (Chicago) to hear the following cases:

2021-SUP-02: Request by Clyde Johnson, leaser and owner of Trend Setters to add an ancillary use of a car wash establishment as provided under Article 23 of the Zoning Ordinance to an existing tire sales establishment. The proposed car wash is to be located on the east side of the building at the property addressed as 2010 E Washington Street, Tax Parcel ID 004210001. Proposed land uses include stand-alone vehicle repair, to include general automobile repair shops, truck repair shops, transmission repair shops, engine repair shops, *car washes or car washing and detailing operations, and similar facilities, such to be permitted within the B-2 and M-1 zoning districts only.* The subject parcel is currently zoned B-2, General Commercial District.

Information and related material concerning the requests may be examined on the Planning Commission Website: <http://www.petersburgva.gov/119/Planning-Commission>, or by contacting the Department of Planning and Community Development at (804) 733-2308.

All interested persons shall have the opportunity to be heard at said public hearing.

Should you have any questions or need additional information about this matter, please contact the Department of Planning and Community Development 135 N Union Street, Petersburg, VA 23803, Room 304, via telephone at (804) 733-2308, or via email at pcd@petersburg-va.org. The Planning Department is open from 8:30 a.m. to 5:00 p.m. Monday – Friday, except holidays.

Sincerely,

Reginald Tabor, Interim Director

Department of Planning and Community Development



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: August 21, 2018

TO: The Honorable Mayor and Members of City Council

THROUGH: Aretha Ferrell-Benavides, City Manager

FROM: Michelle B. Peters, Director Planning and Community Development

RE: A request of Clyde E. Johnson, III for a Special Use Permit to operate a use involving storage and distribution of more than 200 tires, subject to certain terms and conditions at 756 South West Street. T.P. 030-080001. The property is zoned M-1, Light Industrial District.

PURPOSE: To hold a public hearing to receive citizen comment on the special use permit request from Treadsetters.

REASON: Council is required to conduct a public hearing, upon receiving a recommendation from the Planning Commission, before it takes legislative action on the special use permit.

RECOMMENDATION: Following a duly advertised public hearing, council may affirm the planning commission recommendation, overturn the planning commission recommendation, table for further consideration, or return the item under consideration to the planning commission requesting further review. The recommendation of the planning commission was to approve the special use permit request with a vote of 9-0.

BACKGROUND: The Zoning Ordinance requires that City Council must take action once a recommendation is forwarded from the Planning Commission. This use in the Zoning Ordinance requires a Special Use Permit. The applicant is requesting to have a warehouse to store and wholesale tires. The applicant currently operates two (used tire) businesses in the City of Petersburg.

COST TO CITY: None

BUDGETED ITEM: No

REVENUE TO CITY: None

CITY COUNCIL HEARING DATE: September 4, 2018

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: NONE

ATTACHMENTS: Recommendation from Planning Commission, Staff Report, Application, other documentation

STAFF: Planning and Community Development



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Lionel Lyons, Deputy City Manager of Development and Operations
Anthony Williams, City Attorney

FROM: Tangelia Innis

RE: **Request for the City Council to hold a public hearing on May 18, 2021 regarding a proposed ordinance to amend and re-adopt sections 114-68 and 114-204 and to adopt sections 114-73 and 114-204 of the Petersburg City Code to establish a water and sewer connection fee payment plan program for large scale affordable housing projects.**

PURPOSE: To establish a water and sewer Connection Fee payment plan for Large Scale Affordable Housing Projects.

REASON:

A significant cost for newly constructed or substantially renovated large scale affordable housing projects can be the connection fees charged for water and sewer. Revenues generated by such a project do not accrue until after the properties are rented to tenants.

The Code of Virginia authorizes localities to aid low and moderate income rental properties and other “housing experiments” by means including but not limited to the establishment of payment plans for water and sewer connection fees.

RECOMMENDATION: Staff recommend that the Council approve this Ordinance.

BACKGROUND:

A significant cost for newly constructed or substantially renovated large scale affordable housing projects can be the connection fees charged for water and sewer. Revenues generated by such a project do not accrue until after the properties are rented to tenants.

The Code of Virginia authorizes localities to aid low and moderate income rental properties and other “housing experiments” by means including but not limited to the establishment of payment plans for water and sewer connection fees.

COST TO CITY: None

BUDGETED ITEM:

REVENUE TO CITY: None

CITY COUNCIL HEARING DATE: 5/18/2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: Public Works and Utilities

Planning and Community Development

Finance/Billing and Collections

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. ORDINANCE TO ESTABLISH PAYMENT PROGRAM FOR WATER AND SEWER TAPS

AN ORDINANCE TO AMEND AND RE-ADOPT SECTIONS 114-68 AND 114-204 AND TO ADOPT SECTIONS 114-73 AND 114-204 OF THE PETERSBURG CITY CODE TO ESTABLISH A WATER AND SEWER CONNECTION FEE PAYMENT PLAN PROGRAM FOR LARGE SCALE AFFORDABLE HOUSING PROJECTS

WHEREAS, City Council understands and appreciates the need for affordable housing for its citizens; and

WHEREAS, City Council believes that the success of high quality large scale affordable housing projects will increase housing opportunities for citizens and those choosing to relocate to the City of Petersburg; and

WHEREAS, City Council understands that a significant cost for newly constructed or substantially renovated large scale affordable housing projects can be the connection fees charged for water and sewer; and

WHEREAS, it is likewise understood by City Council that revenues generated by such a project do not accrue until after the properties are rented to tenants; and

WHEREAS, §15.2-958 *et. seq.* of the Code of Virginia authorizes localities to aid low and moderate income rental properties and other “housing experiments” by means including but not limited to the establishment of payment plans for water and sewer connection fees; and

WHEREAS, it is the belief of City Council that the establishment of such a payment plan program will be in the best interests of the City of Petersburg.

NOW therefore be it ORDAINED that Sections 114-68 and 114-204 are hereby AMENDED and RE-ADOPTED and Sections 114-73 and 114-204 are hereby ADOPTED as follows:

[REVISIONS AND INSERTIONS IN **RED**]

Sec. 114-68. Fees [Water]

[. . .]

- (e) *Payment of fees.* Connection fees assessed pursuant to this section and tap fees assessed pursuant to [section 114-69](#) of this division shall be paid to the collector of city taxes at the time an application for a permit for water service connection pursuant to [section 114-67](#) of this division is approved, except that the utility billing office may establish a payment plan for payment of tap fees for residential customers for good cause shown. **Payment Plans for water connection fees for Designated Large Scale Affordable Housing Projects may also be established pursuant to Section 114-73.** No application for a permit for water service connection shall be approved until such time as the city has issued a building permit for the structure. The fees assessed under this section shall not be waived.

Sec. 114-73. Water Connection Fee Payment Plan for Designated Large Scale Affordable Housing Projects

For the purposes of this section only, the term “Large Scale Affordable Housing Projects” shall mean any newly constructed or redeveloped apartment complex with a minimum of 23 single family units per building that is current on payment for all outstanding taxes owed to the City (including but not limited to real property taxes) and which has been determined by the locality to be affordable to those at or below median household income for the City of Petersburg as rated by the Housing and Urban Development Rental Affordability Index or other housing affordability index accepted by the locality.”

1. Newly constructed Large Scale Affordable Housing Projects experiencing financial hardship may submit a written request to the Director of Public Utilities for the establishment of a payment plan to allow for payment of their full connection fee over a period of time. The written request must include:
 - a. A detailed description of the basis for the owner's claim that the project meets the definition of "Large Scale Affordable Housing Project" as described in this Section.
 - b. A detailed description of the project including but not limited to the location, number of units, rent charged to tenants, type of units, subsidies applied for or received by the project;
 - c. A detailed description of the financial status of the project and the circumstances giving rise to the claimed financial hardship preventing immediate full payment of the water connection fee; and
 - d. The proposed payment period (not to exceed five years) and payment intervals (not less than quarterly);
 - e. An acknowledgment that such payment plans are afforded at the sole discretion of City Council;
 - f. An acknowledgment that the full connection fee shall be recorded as a lien against the subject property until such time as the full amount of the connection fee plus any applicable fees and interest are paid in full; and
 - g. An acknowledgment that the failure to comply with all terms of the Payment Plan Agreement prepared by the City or otherwise pay the connection fee in full by the conclusion of the payment period shall result in immediate disconnection of service in addition to any other legal or equitable remedies available to the City.
2. Upon receipt of a written request in conformance with paragraph (1), the Public Utilities Director shall consult with the City Attorney regarding the preparation of a DRAFT written agreement which shall be reviewed and signed by the owner of the subject property.
3. The signed DRAFT written agreement shall be presented by the Public Utilities Director to Council for consideration to authorize by Resolution the City Manager to execute said agreement on behalf of the City.
4. The Agreement, if approved by Council and signed by the City Manager, shall be recorded as a lien against the subject property until the terms of the Agreement are satisfied and the full amount of the connection fee is paid in full along with any other applicable fees, penalties, and interest.
5. Payment plans under this Section are authorized at the discretion of City Council. In considering approval or denial of such a request, Council may consider the financial status of the project; the overall anticipated benefit to the community that the project will bring; the trustworthiness and creditworthiness of major participants in the project; and any other factors relevant to affording or denying this benefit to the project.

The fees assessed under this section shall not be waived.

State Code Reference: Code of VA §15.2-958 *et. seq.*

Sec. 114-204. Connection Fees [Sewer]

[. . .]

- (e) *Payment of fees.* Connection fees assessed pursuant to this section and tap fees assessed pursuant to [section 114-205](#) of this division shall be paid to the collector of city taxes at the time an application for a permit for sewer service connection pursuant to [section 114-203](#) of this division is approved, except that the utility billing office may establish a payment plan for payment of tap fees for residential customers for good cause shown. **Payment Plans for water connection fees for Designated Affordable Housing Projects may also be established pursuant to Section 114-73.** No application for connection shall be approved until such time as the city has issued a building permit for the structure. The fees assessed under this section shall not be waived.

Sec. 114-218. Sewage Connection Fee Payment Plan for Designated Large Scale Affordable Housing Projects

For the purposes of this section only, the term “Large Scale Affordable Housing Projects” shall mean any newly constructed or redeveloped apartment complex with a minimum of 23 single family units per building that is current on payment for all outstanding taxes owed to the City (including but not limited to real property taxes) and which has been determined by the locality to be affordable to those at or below median household income for the City of Petersburg as rated by the Housing and Urban Development Rental Affordability Index or other housing affordability index accepted by the locality.”

1. Newly constructed Large Scale Affordable Housing Projects experiencing financial hardship may submit a written request to the Director of Public Utilities for the establishment of a payment plan to allow for payment of their full connection fee over a period of time. The written request must include:
 - a. A detailed description of the basis for the owner’s claim that the project meets the definition of “Large Scale Affordable Housing Project” as described in this Section.
 - b. A detailed description of the project including but not limited to the location, number of units, rent charged to tenants, type of units, subsidies applied for or received by the project;
 - c. A detailed description of the financial status of the project and the circumstances giving rise to the claimed financial hardship preventing immediate full payment of the water connection fee; and
 - d. The proposed payment period (not to exceed five years) and payment intervals (not less than quarterly);

- e. An acknowledgment that such payment plans are afforded at the sole discretion of City Council;
 - f. An acknowledgment that the full connection fee shall be recorded as a lien against the subject property until such time as the full amount of the connection fee plus any applicable fees and interest are paid in full; and
 - g. An acknowledgment that the failure to comply with all terms of the Payment Plan Agreement prepared by the City or otherwise pay the connection fee in full by the conclusion of the payment period shall result in immediate disconnection of service in addition to any other legal or equitable remedies available to the City.
2. Upon receipt of a written request in conformance with paragraph (1), the Public Utilities Director shall consult with the City Attorney regarding the preparation of a DRAFT written agreement which shall be reviewed and signed by the owner of the subject property.
 3. The signed DRAFT written agreement shall be presented by the Public Utilities Director to Council for consideration to authorize by Resolution the City Manager to execute said agreement on behalf of the City.
 4. The Agreement, if approved by Council and signed by the City Manager, shall be recorded as a lien against the subject property until the terms of the Agreement are satisfied and the full amount of the connection fee is paid in full along with any other applicable fees, penalties, and interest.
 5. Payment plans under this Section are authorized at the discretion of City Council. In considering approval or denial of such a request, Council may consider the financial status of the project; the overall anticipated benefit to the community that the project will bring; the trustworthiness and creditworthiness of major participants in the project; and any other factors relevant to affording or denying this benefit to the project.

The fees assessed under this section shall not be waived.

State Code Reference: Code of VA §15.2-958 *et. seq.*



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Maria Pitre-Martin, Robert Floyd

RE: **To schedule a public hearing for Petersburg City Public School's FY2021-22 Budget (1st reading of ordinance)**

PURPOSE: To schedule a public hearing for Petersburg City Public School's FY2021-22 Budget

REASON: The City of Petersburg City Council must approve and appropriate the budget for Petersburg City Public Schools.

RECOMMENDATION: To schedule a public hearing for Petersburg City Public Schools FY2021-22 Budget. (1st reading of ordinance)

BACKGROUND: The total budget for Petersburg City Public Schools is \$57,833,416 which includes the following breakdown:

- Local Fees: \$82,500
- Erate: \$225,000
- Sales Tax: \$4,948,786
- State: \$32,083,185
- Federal: \$47,000
- City Transfer: \$10,000,000
- Food Service: \$2,928,900
- Grants: \$7,518,045

COST TO CITY: \$10,000,000

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: Petersburg City Public Schools

AFFECTED AGENCIES: Petersburg City Public Schools

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Schools appropriation fy2021-22
2. FY2022 School Board Budget for City

AN ORDINANCE MAKING APPROPRIATIONS
FOR THE FISCAL YEAR COMMENCING ON
JULY 1, 2021, AND ENDING ON JUNE 30, 2022,
IN THE SCHOOL OPERATING, FOOD SERVICE, AND SPECIAL REVENUE FUNDS

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriation for the fiscal year commencing July 1, 2021, and ending June 30, 2022, are made from the following resources and revenues anticipated for the fiscal year.

Resources

Revenue:

State Standards of Quality, Lottery Proceeds, Incentive, and Categorical funding	\$32,083,185
State Sales and Use Tax	4,948,786
Food Service	2,928,900
Federal Revenue (JROTC)	47,000
Special Revenue (State and Federal Grants)	7,518,045
Transfer from City General Fund	10,000,000
Local Funding	<u>307,500</u>

Total Resources **\$57,883,416**

- II. That there shall be appropriated from the resources and revenue of the City of Petersburg for the fiscal year commencing July 1, 2021 and ending June 30, 2022, the following sums for the purposes mentioned:

Requirements:

Operating Fund	\$47,386,471
Food Service Fund	2,928,900
Special Revenue Fund	<u>7,518,045</u>
Total Requirements	<u>\$57,883,416</u>

- III. That approved legal purchase orders outstanding at June 30, 2021 are hereby carried forward and re-appropriated as of July 1, 2021.
- IV. That all unencumbered balances for the annual appropriation standing on the books of the Finance Director as of June 30, 2021 shall be cancelled; and subject to audit., shall be re-appropriated into FY2021.
- V. That this ordinance shall be in force from and after July 1, 2021 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.



Petersburg City School Board FY2021-2022 Adopted Budget for City Public Hearing and Approval

**Maria Pitre-Martin, Ph.D.
Superintendent**

May 18, 2021



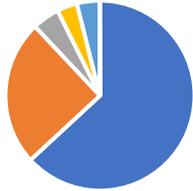
**Petersburg City
Public Schools
Page 332 of 434**

Revenues – All Funds

	FY21 Adopted Budget FY2021	FY22 Proposed General Assembly 03/09/21	Difference
Operating			
Local Fees	104,700	82,500	-22,200
Erate	274,000	225,000	-49,000
Sales Tax	4,971,203	4,948,786	-22,417
State	29,911,571	32,083,185	2,171,614
Federal	47,000	47,000	0
City Transfer	10,000,000	10,000,000	0
Total Operating	45,308,474	47,386,471	2,077,997
Food Service	2,993,100	2,928,900	-64,200
Grant Funds	8,508,918	7,518,045	-990,873
Total All Funds	\$56,810,492	\$57,833,416	➔ \$1,022,924

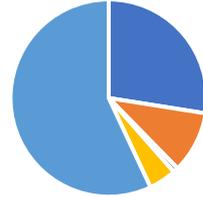
Expenditures by Fund

Operating



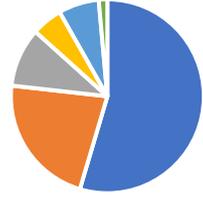
- Salaries ■ Benefits
- Services ■ Other
- Supplies ■ Capital

Food Service



- Salaries ■ Benefits
- Services ■ Other
- Food/Supplies

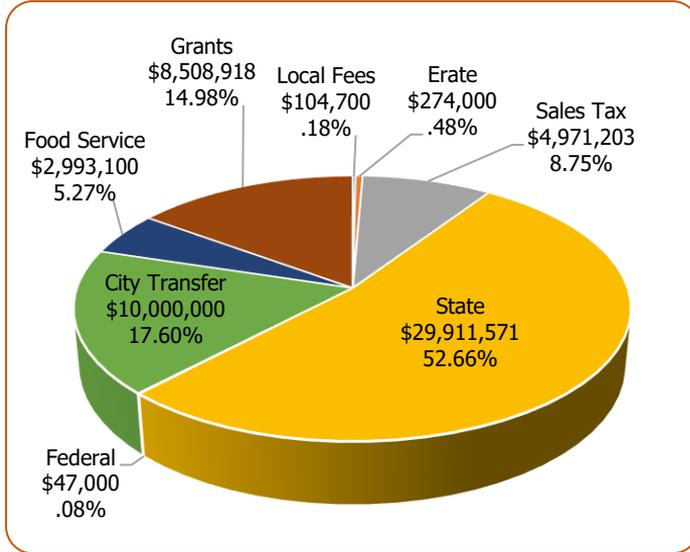
Grants



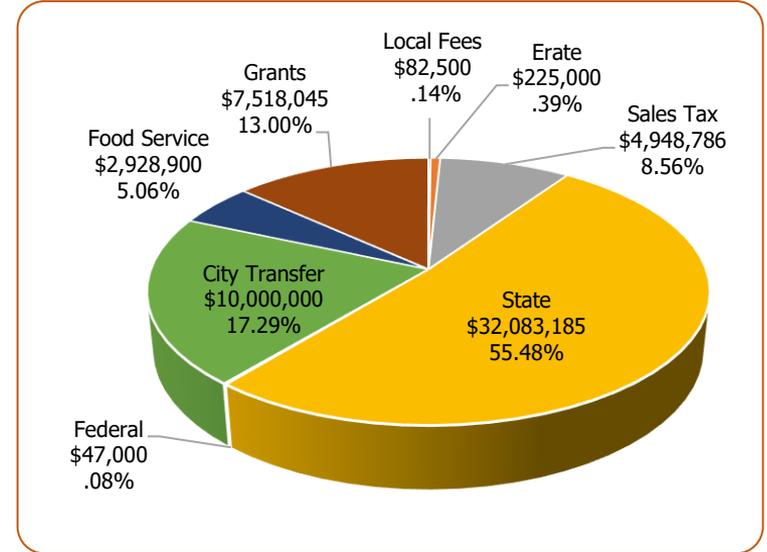
- Salaries ■ Benefits ■ Services
- Other ■ Supplies ■ Capital

<u>Operating Fund</u>						
Salaries 63.16%	Benefits 24.80%	Services 4.65%	Other 3.46%	Supplies 3.84%	Capital .09%	
<u>Food Service Fund</u>						
Salaries 27.49%	Benefits 10.14%	Services .85%	Other 4.52%	Food and Supplies 57.00%		
<u>Grants Fund</u>						
Salaries 54.61%	Benefits 22.16%	Services 9.84%	Other 5.16%	Supplies 6.80%	Capital 1.43%	

Revenues – All Funds



FY2021
\$56,810,492

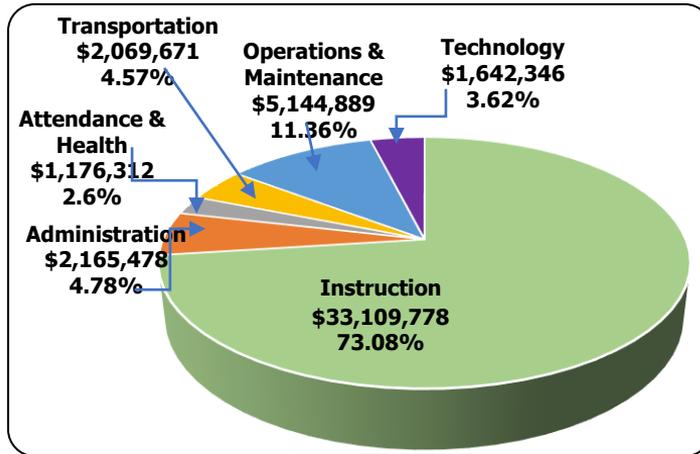


FY2022
\$57,833,416

Operating Fund Expenditures

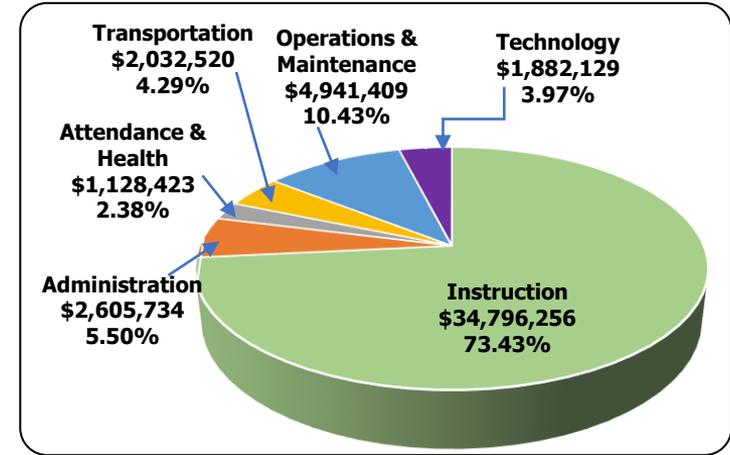
FY2021

\$45,308,474



FY2022

\$47,386,471



Operating Fund Expenditures – 5% w/ 1.5% Step Increase

- FY22 Proposed Revenue Available **\$47,386,471**

Required Expenditures

- 582.6 Positions – FT and PT w/benefits (not including new positions listed separately) 36,974,119
- Additional School Counselors (SOQ) (2.0 FTE) 152,748
- Department and School Operating 7,648,564
- Health Insurance projected increase 184,204
- 5% pay increase (total revenue includes the state providing \$1,001,657 for increase) 1,674,898
- 1.5% Step Increase (above the 5%) 527,593
- Claude Moore Grant Match (1.0 FTE) 65,234
 - As written in the grant, PCPS will provide half the cost of 2 CTE teachers for Health and Medical programming

Remaining budget after requirements \$159,111

Questions





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Robert Floyd

RE: **To schedule a public hearing for the City of Petersburg's FY2021-22 Proposed Operating and Capital Budget.**

PURPOSE: To schedule a public hearing for May 20, 2021 for the City of Petersburg's FY2021-22 Proposed Operating and Capital Budget.

REASON: In accordance with Section 15.2-2506, the City of Petersburg must hold a public hearing on the operating budget.

RECOMMENDATION: Recommend the City Council schedule a public hearing for the City of Petersburg's FY2021-22 Proposed Operating Budget.

BACKGROUND: The Interim City Manager has proposed an operating spending plan of \$103,613,656 and a capital spending plan of \$18,008,594 for FY2021-22. A public hearing must be held prior to approval by City Council.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: ALL

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. All Funds Appopriation FY 2021-22 Budget

AN ORDINANCE MAKING APPROPRIATIONS IN
THE ALL FUNDS BUDGET
FOR THE FISCAL YEAR COMMENCING ON
JULY 1, 2021 AND ENDING JUNE 30, 2022.

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriations for the fiscal year commencing July 1, 2021 and ending June 30, 2022, in the All Funds Budget are made from the following resources and revenues of the City.

Revenue

General Fund Revenue	\$74,724,623
General Property Taxes	\$34,457,439
Other Local Taxes	\$13,554,136
Licenses, Permits and Fees	\$364,890
Fines and Forfeitures	\$687,079
Revenue from Use of Money and Property	\$97,500
Revenue from Other Agencies	\$21,340,535
Charges for Services	\$3,021,664
Miscellaneous Revenues	\$970,880
Recovered Costs	\$30,500
Non-Revenue Receipts	\$200,000
Grants Fund	\$938,048
Community Development Block Grant	\$632,000
VDOT Highway Maintenance Urban Allocation	\$5,987,385
Utilities	\$13,475,933
Mass Transit	\$5,593,585
Dogwood Trace Golf Course	\$1,205,079
Stormwater	\$1,057,003
Total Revenue	\$103,613,656

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing on July 1, 2021 and ending June 30, 2022 the following sums for the purposes mentioned:

Expenses

General Fund Expenditures	\$74,724,623
General Government	\$7,161,605
Constitutional Offices	\$5,005,969
Public Safety	\$17,334,337
Courts & Other Public Safety	\$282,389
Public Works	\$4,703,595
Social Services	\$14,653,957

Leisure & Community Engagement	\$1,840,161
Development Services	\$1,749,183
Debt Service	\$3,127,269
Fund Balance Restoration	\$511,859
Schools Transfer	\$10,000,000
Non-Departmental	\$5,913,910
Transfers to other Funds	\$2,465,430
Grants Fund	\$938,048
Community Development Block Grant	\$632,000
VDOT Highway Maintenance Urban Allocation	\$5,987,385
Utilities	\$13,475,933
Mass Transit	\$5,593,585
Dogwood Trace Golf Course	\$1,205,079
Stormwater	\$1,057,003
Total Expenses	\$103,613,656

This budget recommends no increase in the Real Estate Tax Rate of \$1.35: the Personal Property Tax Rate of \$4.90: the Machinery & Tools Tax Rate of \$3.80.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Marie Pitre-Martin

RE: **A request to schedule a Public Hearing and Consideration of a Supplemental Appropriation for Petersburg Public Schools in the amount of \$3,538,588 (1st Reading).**

PURPOSE: To have City Council approve supplemental appropriation #3 for Petersburg Public Schools for the current fiscal year.

REASON: Petersburg City Public Schools received additional CARES funding in the amount of \$3,050,713. In addition, an appropriation of \$411,378 is being requested from the fund balance from FY2016 and FY2018. A new jobs for Virginia Graduates grant for the City's Middle School was also awarded for \$40,000 and some other grants had revisions. The total of all these equal this appropriation total of \$3,538,588 (see school attachment attached).

RECOMMENDATION: Recommend that City Council approve Petersburg's Public Schools supplemental appropriation #3 for Petersburg Public Schools in the amount of \$3,538,588.

BACKGROUND: Once we determine the amounts that would need to be carried over in our grants, and as we receive grant awards for the exact totals, the School Board approved those amendments to the FY2021 appropriation. Petersburg City Council formally approves and initiates these budget amendments in accordance with State Code when we receive additional funds.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: Petersburg Public Schools

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Petersburg Public Schools #3
2. Petersburg Public Schools #3.pdf



Petersburg City Public Schools

Maria Pitre-Martin, Ph.D., Superintendent

TO: Mr. Samuel Parham, Mayor and Members of City Council

THROUGH: Mr. Kenneth Miller, Interim City Manager

FROM: Dr. Maria Pitre-Martin, Superintendent

DATE: April 22, 2021

SUBJECT: FY2021 Budget Supplemental Appropriation #3

MPitre-Martin

When the fiscal year 2020-2021 budget was developed by Petersburg City Public Schools, the financial plan totaled \$56,810,492. Because the exact amounts of grants are unknown at the time of budget development, we occasionally need to process budget supplements to increase the School Board's FY2021 appropriation.

We requested an appropriation increase of \$7,397,181.28 in October, and another increase of \$2,514,841 in February. These amounts included carry over grants from FY2020 and new grants for FY2021, as well as grant award changes for FY2021.

We have received additional funds since the first two requests, and need to ask for an additional appropriation of \$3,538,588, which was approved by the School Board on April 21, 2021. A chart is attached to show more detailed information regarding this request. The majority of the requested increase is due to additional Federal CARES funding in the amount of \$3,050,713. In addition, we are requesting the appropriation of \$411,378 in fund balance from FY2016 and FY2018. A new Jobs for Virginia Graduates grant for our middle school was awarded for \$40,000, and some other grants had revisions.

This additional appropriation will make our FY2021 Appropriation total **\$70,261,102**.

It is the request of the Superintendent and School Board that City Council approve and appropriate additional revenue in the amount of \$3,050,713 as presented for fiscal year 2020-2021.

Petersburg City Public Schools FY2020-FY2021

REVENUES: Operating Fund

Use of Funds

	FY20 Adopted	October Adjustments	February Adjustments	April Adjustments	FY21 Revised
LOCAL	104,700	-	40,000	-	144,700
RECOVERED COSTS	274,000	-	-	-	274,000
STATE REVENUE	29,911,571	-	36,000	40,000	29,987,571
STATE SALES TAX	4,971,203	-	-	-	4,971,203
FEDERAL	47,000	-	-	-	47,000
CITY TRANSFER	10,000,000	-	522,495	-	10,522,495
USE OF FUND BALANCE	-	-	-	411,378	411,378
Total Funds for Operating Fund	45,308,474	-	598,495	451,378	46,358,347

New Jobs for Virginia Grads program at VJMS

Window and door replacements various schools

REVENUES: School Food Service Fund

	FY20 Adopted	October Adjustments	February Adjustments	April Adjustments	FY21 Revised
LOCAL	171,771	39,375	-	-	211,146
STATE REVENUE	72,179	-	-	-	72,179
FEDERAL	2,749,150	-	-	-	2,749,150
Total Funds for School Food Service Fund	2,993,100	39,375	-	-	3,032,475

	FY20 Adopted	October Adjustments	February Adjustments	April Adjustments	FY21 Revised
LOCAL	77,843	533,090	357,634	130,000	1,098,567
STATE REVENUE	2,005,375	1,244,040	22,547	(125,003)	3,146,959
FEDERAL	6,425,700	5,580,676	1,536,164	3,082,213	16,624,754
Total Funds for School Grant Fund	8,508,918	7,357,806	1,916,346	3,087,210	20,870,280

Robins Foundation - Teacher retainage and recruitment
Community Foundation - Playground equipment Pleasants Lane

Virginia Reading Corp (PCPS did not participate in FY21)
Virginia Middle School Teacher Corp (reduction in grant)
Reduced Project Grad to match award from DOE

New School Improvement Grant
New CARES Funding
CARES Technology Increase

Total Funds for School Grant Fund

8,508,918	7,357,806	1,916,346	3,087,210	20,870,280
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Total PCPS Revenues

56,810,492	7,397,181	2,514,841	3,538,588	70,261,102
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**AN ORDINANCE, AS AMENDED, SAID ORDINANCE
MAKING APPROPRIATIONS FOR THE FISCAL YEAR
COMMENCING JULY 1, 2020, AND ENDING JUNE 30, 2021
FOR THE PETERSBURG PUBLIC SCHOOLS.**

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

I. That appropriations for the fiscal year commencing July 1, 2020, for Petersburg Public Schools are made for the following resources and revenues of the city, for the fiscal year ending June 30, 2021.

Previously adopted	\$66,722,514
ADD: Federal CARES Funding	
ADD: FY2016 & FY2018 Fund Balance	
ADD: New Jobs for Virginia Graduates Grant	
	<u>3,538,588</u>
Total Revenues	<u>\$70,261,102</u>

II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2020 and ending June 30, 2021, the following sums for the purposes mentioned:

Previously adopted	\$66,722,514
ADD: Petersburg Public Schools	
	<u>3,538,588</u>
Total Expenses	<u>\$70,261,102</u>



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Cynthia Boone

RE: **A request for the City Council to hold a public hearing and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement with the Friends of the Lower Appomattox River, Inc. a Virginia non-profit corporation, (“FOLAR”); Appomattox River Soil and Water Conservation District, an independent political subdivision of the Commonwealth of Virginia, (“ARSWCD”); and Petersburg Rotary Club (Breakfast) (“Rotary Club) for the purchase of City-owned property located at 10 N Jefferson Street and 125 East Washington St.**

PURPOSE: A request for the City Council to hold a public hearing and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement with the Friends of the Lower Appomattox River, Inc. a Virginia non-profit corporation, (“FOLAR”); Appomattox River Soil and Water Conservation District, an independent political subdivision of the Commonwealth of Virginia, (“ARSWCD”); and Petersburg Rotary Club (Breakfast) (“Rotary Club) for the purchase of City-owned property located at 10 N Jefferson Street and 125 East Washington St.

REASON: A request for the City Council to hold a public hearing and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement with the Friends of the Lower Appomattox River, Inc. a Virginia non-profit corporation, (“FOLAR”); Appomattox River Soil and Water Conservation District, an independent political subdivision of the Commonwealth of Virginia, (“ARSWCD”); and Petersburg Rotary Club (Breakfast) (“Rotary Club) for the purchase of City-owned property located at 10 N Jefferson Street and 125 East Washington St.

RECOMMENDATION: To hold a public hearing and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement with the Friends of the Lower Appomattox River, Inc. a Virginia non-profit corporation, (“FOLAR”); Appomattox River Soil and Water Conservation District, an independent political subdivision of the Commonwealth of Virginia, (“ARSWCD”); and Petersburg Rotary Club (Breakfast) (“Rotary Club) for the purchase of City-owned property located at 10 N Jefferson Street and 125 East Washington St.

BACKGROUND:

COST TO CITY: Conveyance of real property

BUDGETED ITEM: NA

REVENUE TO CITY: NA

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS: None



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Nykesha Jackson

RE: **Minutes of the April 20, 2021, Special Regular City Council Meeting; April 20, 2021 Special Closed Session City Council Meeting and April 26, 2021, Special Closed Session Meeting**

PURPOSE:

REASON:

RECOMMENDATION: Approval of City Council Minutes

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 5/3/2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. April 20, 2021 Closed Session Meeting Minutes
2. April 20, 2021 Special Regular City Council Meeting Minutes
3. April 26, 2021 Closed Session Meeting Minutes

The Special Called Closed Session Meeting of the Petersburg City Council was held on Tuesday, April 20, 2021, on live stream. Council Member Parham called the Special Called Closed Session Meeting to order at 11:01 a.m.

1. ROLL CALL:

Present:

Council Member Charles H. Cuthbert, Jr
Council Member W. Howard Myers
Council Member Darrin Hill
Vice Mayor Annette Smith-Lee
Mayor Samuel Parham

Absent: Council Member Treska Wilson-Smith
Council Member John A. Hart, Sr.

Present from City Administration:

City Attorney Anthony Williams
Interim City Manager Kenneth Miller
Clerk of Council Nykesha D. Jackson

2. CLOSED SESSION:

Mayor Parham stated, "I have another item that I would like to add to the closed session. And it is about the creation of the park on Washington Street. I would entertain a motion to add a personnel discussion regarding receiving legal advice and status update on the project to create a public park.

Council Member Hill made a motion to add a personnel discussion regarding receiving legal advice and status update on the project to create a public park to closed session. The motion was seconded by Vice Mayor Smith-Lee. There was no discussion on the motion, which was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Myers, Hill, Smith-Lee and Parham; Absent: Wilson-Smith and Hart

- a. The purpose of this meeting is to convene in the closed session pursuant to §2.2-3711(A)(7) and (8) of the Code of Virginia for the purpose of receiving legal advice and status update from the City Attorney and legal consultation regarding the subject of specific legal matters requiring the provision of legal advice by the City Attorney specifically including but not limited to matter requiring legal advice from the City Attorney concerning the old Ramada property; the City's participation as grant recipient for the Local Workforce Development Grant; and legal advice and status update on the project to create a public park and other legal matters requiring the advice of the City Attorney; and under Section §2.2-3711(A)(1) of the Code of Virginia for the purpose of discussion pertaining to performance, assignment, and appointment of specific public employees of the City of Petersburg specifically including but not limited to discussion of the assignment, appointment, and performance of specific public employees including the Clerk of Council and the FOIA Officer.

Council Member Hill made a motion that the City Council go into closed session for the

*Audio available upon request.

purposes noted. The motion was seconded by Council Member Myers. There was no discussion on the motion, which was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Myers, Hill, Smith-Lee and Parham; Absent: Wilson-Smith and Hart

City Council entered closed session at 11:02 a.m.

CERTIFICATION:

Council Member Hill made a motion to return City Council into open session and certify the purposes of the closed session. The motion was seconded by Council Member Wilson-Smith. There was no discussion on the motion.

The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee and Parham

21-R-33 A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER’S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED.

City Council returned to opened session at 12:18 p.m.

3. ADJOURNMENT:

City Council adjourned at 12:19 p.m.

Clerk of City Council

APPROVED:

Mayor

*Audio available upon request.

The special regular meeting of the Petersburg City Council was held on Tuesday, April 20, 2021, live streamed. Mayor Parham called the meeting to order at 12:20p.m.

1. ROLL CALL:

Present:

Council Member Charles H. Cuthbert, Jr.
Council Member Treska Wilson-Smith
Council Member W. Howard Myers
Council Member John A. Hart, Sr.
Council Member Darrin Hill
Vice Mayor Annette Smith-Lee
Mayor Samuel Parham

Absent: None

Present from City Administration:

Interim City Manager Kenneth Miller
City Attorney Anthony C. Williams
Clerk of Council Nykeshia D. Jackson

2. PRAYER:

Mayor Parham stated, "Councilman Hill will lead us in our opening prayer."

Council Member Hill led the council meeting in prayer.

3. PLEDGE OF ALLEGIANCE:

Mayor Parham led council and the citizens in the pledge of allegiance.

4. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was determined with the presence of all City Council Members except Council Member Hart.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS:

a. A proclamation to proclaim April 30, 2021 as Arbor Day in the City of Petersburg.

Mayor Parham read the proclamation out loud.

6. RESPONSES TO PREVIOUS PUBLIC INFORMATION PERIOD:

Folakemi Osoba, Public Relations Officer, stated, "For the previous public information questions we had an inquiry in to the CARES funding update. There is a full PowerPoint presentation that is now online. It is available at petersburgva.gov. It is under the government tab and then you will see City Council meeting presentations. There is also a search function on the website if you just want to search CARES funding update. That should get you to the link as well. And we also had an issue from Ms. Hill. She was explaining her utility billing issue. And I have connected with her offline and she and I have gotten that resolved. Thank you."

7. APPROVAL OF CONSENT AGENDA (to include minutes of previous meeting/s)

*Audio available upon request.

- a. City Council Minutes of April 6, 2021, Closed Session Meeting; April 6, 2021, City Council Work Session, April 6, 2021, Special City Council Afternoon Meeting; and April 12, 2021 Closed Session Meeting.

Council Member Myers made a motion to approve the consent agenda as read by the Mayor. The motion was seconded by Council Member Hill. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee, and Parham

8. OFFICIAL PUBLIC HEARINGS:

- a. A public hearing and consideration of adoption of an ordinance to amend and re-adopt Chapter 2 Sections 2-1 through 2-571 of the Petersburg City Code in furtherance of the City’s Comprehensive Code update.

BACKGROUND: The City of Petersburg publishes its Code of Ordinances (“City Code”) through a company known as “Municode.” According to Municode, the last comprehensive review of the City Code was conducted in year 2001.

A number of the provisions of the City Code have been found to be outdated or otherwise contain errors. City Council has requested that the City Attorney conduct a comprehensive review of the City Code in order to update and correct deficiencies in the City Code.

The City Attorney has reviewed Chapter 2 Sections 2-1 through 2-571 of the City Code and recommends that City Council amend and readopt Chapter 2 Sections 2-1 through 2-571 as reflected in (Exhibit A) of the proposed Ordinance.

RECOMMENDATION: Adopt Ordinance.

Anthony Williams, City Attorney, gave an overview on the public hearing and consideration of an ordinance to amend and re-adopt Chapter 2 Sections 2-1 through 2-571 of the Petersburg City Code in furtherance of the City’s Comprehensive Code update.

Mayor Parham opened the floor for public comments.

Seeing no hands, Mayor Parham closed the public hearing.

There was discussion among City Council Members and staff.

Council Member Cuthbert made a motion to adopt the ordinance to amend and re-adopt Chapter 1 Sections 2-1 through 2-571 of the Petersburg City Code in furtherance of the City’s Comprehensive Code update. The motion was seconded by Council Member Hill. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Myers, Hart, Hill, Smith-Lee, and Parham; Voting No: Wilson-Smith

21-ORD-20 AN ORDINANCE TO AMEND AND RE-ADOPT CHAPTER 1 SECTIONS 2-1 THROUGH 2-571 OF THE PETERSBURG CITY CODE IN FURTHERANCE OF THE CITY’S COMPREHENSIVE CODE UPDATE.

- b. A public hearing and consideration of adoption of an ordinance to request that the General Assembly approve amendment of Section 2-7 of the City Charter pertaining to Council Salaries.

*Audio available upon request.

BACKGROUND: In performing the Comprehensive Code Review, it was discovered that while City Council has properly adopted an ordinance setting the salary of Members of Council and the Mayor and Vice Mayor (Section 2-31 of the City Code), Section 2-7 of the City Charter was found to include requirements far in excess of that required under Section 15.2-1414.6 of the Code of Virginia, which applies “notwithstanding any contrary provision of law, general or special...”

RECOMMENDATION: Adopt ordinance.

Anthony Williams, City Attorney, gave an overview on the request and consideration of an ordinance to request that the General Assembly approve amendment of Section 2-7 of the City Charter pertaining to Council Salaries.

Mayor Parham opened the floor for public comment.

Patrick Ingram, 836 South Gillfield Drive, stated, “One of my biggest concerns is the lack of citizens engaging in on the matter. I am under the impression that the creation of the charter was created with collaboration of the citizens and not just public information sessions. To my knowledge, in my ward of Ward 6 we have not had an opportunity with our council person to discuss this proposed change. And so, I am curious on what other changes can be made onto the charter comprehensively. Such as ridding the ward system or evening having a strong mayor. As a tax paying citizen, I question if that can take place with citizens and us moving forward with a more comprehensive change to the charter as it relates to the salaries as it may be changed with reflecting the election of a strong mayor system or even an open voice system. Thank you.”

Barbara Rudolph, 1675 Mt. Vernon Street, stated, “It is interesting the way that this is being presented as a technical issue where the City Charter conflicts with the Code of Virginia. It would take too long to get into it. But the prior year session of 2020, there was a bill that was being considered that had to do with raising the incremental increases that are shown on this chart. And it was introduced by a delegate from Charlottesville. At that point, I talked with her about Petersburg’s unique Charter provisions which is what Mr. Williams introduced. And she, I am sure, consulted with the Department of Legislative Services and nothing came out at that time about not withstanding and our Charter being superseded by the State Code. In fact, it seemed like that opposite. But what I suggest if you all are interested in making sure that this conforms, I would ask you to coordinate with the Department of Legislative Services of the General Assembly to make sure that what you are trying to do is going to accomplish what you want. I thought maybe the approach would be that because so many other localities are relying solely on this Code of Virginia Provision to set salaries that you were seeking to make Petersburg be consistent with other localities, which in my opinion is a stronger argument in favor of getting rid of what is in our charter. If you all want to have salaries that can increase without the process of the court and the citizens panel, I would end with saying that the people that came up with the Charter and originally and wanted participation of the judicial system and citizens who were interested in contributing it did not preclude City Council getting raises but it did allow for greater participation and consideration of things. And I think that it still has value, and I would like to think that you all would think that you would get a fair share from citizens if we were to continue doing it that way. Thank you.”

Seeing no further hands, Mayor Parham closed the public hearing.

Council Member Hill made a motion to approve the consideration of an ordinance to request that the General Assembly approve amendment of Section 2-7 of the City Charter pertaining to Council Salaries. The motion was seconded by Council Member Myers. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee, and Parham

21-ORD-21 AN ORDINANCE TO REQUEST THAT THE GENERAL ASSEMBLY APPROVE AMENDMENT OF SECTION 2-7 OF THE CITY CHARTER PERTAINING TO COUNCIL

*Audio available upon request.

SALARIES.

- c. A public hearing and consideration of a Supplemental Appropriation for Petersburg Public Schools in the amount of \$2,514,841 (2nd Reading)

BACKGROUND: Once we determined the amounts that would need to be carried over in our grants, and as we received grant awards for the exact totals, the School Board approved those amendments to the FY2021 appropriation. Petersburg City Council formally approves and appropriates these budget amendments in accordance with State Code when we receive additional funds.

RECOMMENDATION: Recommend that City Council approve Petersburg's Public Schools supplemental appropriation #2 for Petersburg Public Schools in the amount of \$2,514,841.

Robert Floyd, Director of Budget and Procurement, gave an overview on the request and consideration of a Supplemental Appropriation for Petersburg Public Schools in the amount of \$2,514,841.

Mayor Parham opened the floor for public comment.

Seeing no hands, Mayor Parham closed the public hearing.

Council Member Hart made a motion to approve the ordinance of a supplemental appropriation for Petersburg Public Schools in the amount of \$2,514,841. The motion was seconded by Council Member Hill. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee, and Parham

21-ORD-22 AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2020, AND ENDING JUNE 30, 2021 FOR PETERSBURG PUBLIC SCHOOLS IN THE AMOUNT OF \$2,514,841.

9. **PUBLIC INFORMATION PERIOD:** A public information period, limited in time to 30 minutes, shall be part of an Order of Business at each regular council meeting. Each speaker shall be a resident or business owner of the City and shall be limited to three minutes. No speaker will be permitted to speak on any item scheduled for consideration on the regular docket of the meeting at which the speaker is to speak. The order of speakers, limited by the 30-minute time period, shall be determined as follows:
 - a) First, in chronological order of the notice, persons who have notified the Clerk no later than 12:00 noon of the day of the meeting,
 - b) Second, in chronological order of their sign up, persons who have signed a sign-up sheet placed by the Clerk in the rear of the meeting room prior to the meeting.

JaVonni Brustow, 118 Crater Woods Court, stated, "First I wanted to mention, as I understand how the meetings work, questions are to be asked during one meeting and they are answered during the following. And I am certain that I asked a few questions, I believe about three during the last meeting and some other people asked questions as well that were not answered. So, I am not exactly sure how you all intend on moving forward with that. But regarding a search for a new City Manager, in 2017 when the City did the last search a panel was put together and they were supposed to include citizens. But as I recall there were no citizens included. I believe that it was stated that there were no City residents were interested in giving input which I kind of find hard to believe. I think that there are about ten people who would be interested and half of them which would probably be speaking to council today. So, moving forward from there I am wondering for this new process in finding a next City Manager are we going to make an effort to reach out to the citizens again or are we going to pretend that about 30,000 people do not care. Also, Virginia recently received a failing grade on

*Audio available upon request.

public corruption and transparency from the State Integrity Investigation Project. And the way that I think that our locality can address this would be if we have our City Council meetings to be archived online as other City's do. Which leads me to the next topic. I believe that the previous City Manager said that she had intentions on having the council meetings to be streamed from the City website with a target date of December 2020. I know that we are a couple of months have that and I know that things happen. I just wanted to know if that was still on or have you made any alternate plans. And 2015 renovations began on the Southside Depot Project with an anticipated 40,000 annual tourist coming to the City and about \$700,000 in state grants coming in. The Robert Bobb Group also suggested about a million in City funds for this as well. I do not think any updates have occurred on this since 2017 and I believe that the City received grant money, but I am not exactly sure. So, I am wondering where that project is. When the last City Manager started the school, board suggested that they wanted three elementary schools, a middle school classroom and a multipurpose room and a high school fieldhouse. The City Manager said in the 2018 Capital Improvement Plan and I quote, 'The City's ability to fund capital projects is directly related to it's ability to borrow money.' And she also said that the City must have an investment grade credit rating. So, as I recall I believe that is where we are now. So, I am wondering if the school board will have a chance to have the items that they requested. That is all that I have for now. Thank you."

Cory Harris, 2316 Anderson Street, stated, "Imagine being at a bus stop going to work when it is below freezing, or the temperature is above 90 degrees. Imagine being a parent that is eager to teach their child and study with their child and they are unable to do it because they are too tired because of the job that they have. Imagine citizens who are afraid to come out of their home because they hear gun shots. That is the reality of so many citizens in the City of Petersburg. But we do not talk about that. Unfortunately, the conversation when it comes to these citizens is not really a focus and that is troubling. Everybody wants a better Petersburg. And I believe that. But to get a better Petersburg we must focus on our priorities. And a poverty rate that is over 20% that should be a priority because I believe that the poverty rate has been over 20% for some time. But we overlook it. We cannot fix this issue with hope. We must fix it with actions. And I do not see us doing that. Petersburg politics have become self-promotion while most of our citizens suffer. That is not a good image and that is not how we rebuild a City. For years I have seen this and not just in the past five years. These issues have been going on for decades. Who is going to have the courage to step up and fight for these citizens? Who is going to step up and do the right thing? Take care."

10. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL:

Council Member Cuthbert stated, "Thank you Mr. Mayor. I do not have any reports to make."

Council Member Wilson-Smith stated, "Thank you so much. I want to bring our attention to some time ago when we would talk about our water issues, I would always ask the question of the Water Department talking to the Department of Social Services. And we found out that they were not. Or when Senator Morrissey came to talk to us about COVID Vaccines and I had asked the question of whether he had spoken with the Health Department and he had not. So, it brings us too today. It is in reference to events on the news about the elderly citizen with sewage leaking in her house. I found out that this event was first reported in February. I knew nothing about it until it came on the news. But I wondered at that point were we talking to one another. Because here we are in April and I still do not know or understand why adult protective services were not involved and she is still living in that condition. I do not understand why it is that this was reported in February and we sit back and rest on an ordinance that was written in 1981 and no one brings it to our attention that something is wrong with our ordinance. We need to act and do something. And I want to ask us when things like this come to our attention can we establish some type of protocol where there is an action meeting that takes place between department heads. For instance, once this was brought about Social Services, the Health Department, Code Compliance, perhaps the City Attorney and everybody should have been involved so that we are not in the month of April. And an 88-year-old citizen is still living in that condition. I think that is really bad and sad on our part and it just makes it look like we do not care. So, a process in place would help that.

*Audio available upon request.

Also, I also wanted to piggyback on our last meeting where it was discussed, and it is in our minutes that we just voted on that there is a lot of money still owed. It is on page 19 and it says that it is \$402,140 is still in the rear for water bills. So, what are we doing? I asked a question about the money at Pathways. They had close to \$90,000. And the money that the Mayor and Council Member Myers had raised which is \$17,000. I still do not have an answer. What are we doing with that money and where is it? Where is it on our current budget where we can see where that money went and what was done with it. And speaking of monies, we still have collection agencies I am hoping. I do not know if we do or not. But if we do are they getting the reports from our system? If they are getting the reports from our system, how is it? Is it on a quarterly basis? Is it twice a year? And can these collection agencies please come to us at the next council meeting and give us a report about what they have received and how often they are receiving it and how much they have collected. And are we making a space in our upcoming budget for any projected amounts that the collection agencies will get us in the next budget cycle. I do not see or understand where it is on the budget of where the FOIA money goes. What line item do I look for to see it? How much have we collected in FOIA? Where it goes to and what is the anticipated amount that we might get from FOIA? And everything that it relates to FOIA. I do know that I did ask about money coming from the movies that take place in Petersburg. I have not looked at the new budget but that is supposed to be in a particular line item as well. So, I would like to see that. I would like to ask the Mayor, please at our next meeting where we do recognitions, if we could recognize our Sheriff as she was selected by Channel 8 to be recognized as an outstanding woman of the year. I do not know how to pull the video from Channel 8, but I know that it is out there. But if we can show that and give her the recognition for an outstanding woman in our City, I think that would be good in that section of our agenda. And lastly, when people are out on sick leave, who is paying the insurance. I know a certain amount of their check is going towards health insurance, but if they have no more sick leave or they are not earning anymore money if the City can pick up their tab. If someone can come back and answer that for me, I would appreciate that. And is that projected in the budget on how much the City would pick up or not pick up. How is that handled when people can not earn and remain employees with us. I think that is all that I have. There may be something else. I apologize if it was too much, but I think that is it. Thank you."

Council Member Hart stated, "One thing that I want to bring up is that within the last month I received several calls regarding trash services not being picked up on the days that they are supposed to be. And maybe we need to talk to them again about how their scheduling these pickups. That is all I have."

Council Member Myers stated, "I do not have anything at this time Mr. Mayor."

Council Member Hill stated, "First of all I would like for the Interim City Manager when you get to your report that you address the water billing issue that all of us had been getting calls that the water bills have been not right. Also, I want to thank the residents of Ward 2 who came out for our Ward 2 meeting. And I thank all of the staff as well who participated in it as well. Thank Dr. Pitre-Martin as well. I had a lot of great conversations. Also, as you know this is the time for grass cutting season. And I know last year we had mentioned that we would incorporate Mr. Jamie Fagan in the weed treatment. I would like to see some type of proposal done with that. Because I know that a lot of our areas like coming up Crater Road and past the cemetery and things like that and our beautification areas. We have a lot of weeds and not a lot of grass. So, if we can get a control of the weeds somehow then the grass will grow straight up. Because I just see a whole bunch of weeds everywhere. So, if we can have something on that. I am pretty sure Mr. Fagan can probably address some of that with the right weed control. Also, I think that would be for the Commissioner of Revenue. But it is the summertime we have a lot of people popping up serving food on the side of the streets and things like that. I just want to make sure that the property is licensed to do so. They are serving hotdogs and things like that nature. It is COVID and we would not want anybody who is not licensed and just because you have a grill and a tent you can just pop and serve food. And not saying that they are not but make sure that they have the proper credentials to do so. And I am for the public after we get down to the two or three to be involved in the search for the City Manager. As far as questioning or soliciting questions where they do in other localities where the council can ask questions that the citizens have submitted once we get down to the final pool of

*Audio available upon request.

individuals. I think that is far. I think a lot of localities have moved to that as well. So, I am in favor of that. And finally, I hear that some individuals were doing interviews for the economic developer. And that I know it was not sanctioned by this City Council and I do not know about the City Manager. I do not want to get involved in that right now but if that is something that is going on behind the scenes, I think we need to stop that. Because we are not hiring any head of directors until we get a City Manager. Those are my comments Mr. Mayor. Thank you.”

Vice Mayor Smith-Lee stated, “First, I want to say congratulations to Sheriff Crawford for being recognized for an outstanding woman in the City of Petersburg. Congratulations Sheriff Crawford, you have done an excellent job. TRIAD, you have formulated something out of this world. And maybe the blueprint for what you have done can help us in other areas. Thank you so much. First, I want to thank everyone who participated in the Ward 6 cleanup on Saturday. It was a big success. I had quite a few people to come out. First, I want to thank the Fort Lee Petroleum and Water Division. The Masonic Temple, they came out and also public works, and Mount Olivet Baptist Church, Pastor Lewis, Col. Singleton, resident Cynthia Jones, Deputy City Manager Ms. Tyus, Director of Public Works Tangelia Innis, Parks and Recreation Tami Yerby, Ryan Massenburg and Ms. Bland. And all who came out to help. And the boy scouts from Chester Pack 2815 and the cub scouts came out. I want to say thank you. And this is on a serious note. As a member of council, I am saddened by what happened to the young girl in Ward 6. Also, the accidental shooting on Talley Avenue. I am not only concerned about the young lady and the young man that lost his life, but I am concerned about all the children and the citizens in the City of Petersburg. I know that gun violence and violent times cannot and will not be reduced by legislations and policies. But I do want to use my voice to say that I believe in our police department. And know that they will do what they need to do to make the City of Petersburg safe and do the right thing. So, if you see something please say something. But I also connect with the police department. And I just want to share some things with you from the comparison of 2020 to 2021. First, I want to thank the police department and all the citizens and all who partnered with the City of Petersburg. There has been a reduction in murder in the murder rates of 62% because in 2020 there were 8 and as of today, we have 3. Two of them were domestic and one was an accidental shooting. Also, as in the assault there were 14 and as of today there have been 7. So, there is an overall low, but we still have a lot of work to do. But like I said if we see something say something. Also, I want to let you know to please join us in our Joint Ward Meeting that will be held on April 22, 2021 at 6pm in the back of Cool Springs Elementary School. Please come out. There is going to be our key people like the Deputy City Manager, Interim City Manager, Police Chief, someone from utilities and the fire department. Please come out and join us. That completes and concludes my report Mayor.”

Mayor Parham stated, “I just want to also applaud Sheriff Vanessa Crawford for being nominated with the Remarkable Woman of the Year Award. And that was over 200 applicants in what they reviewed. We are just so excited to have our sheriff who does a phenomenal job here in Petersburg with servicing the citizens of Petersburg. I just want everyone to know. I know Council Member Wilson-Smith mentioned it. But it is running on Channel 15, our local access channel. So, I encourage everyone to check it out because we have her complete interview and I happened to catch it with my daughter on Sunday. It was just wonderful to see her. Because I had heard about it but had not seen it. So, please check it out on Channel 15. And also, with that channel I want to thank Kemi for what she has done for Petersburg Area Regional Tourism. And she has really done a lot with that channel to upgrade it from just being a channel with some words of information. So, I thank Mrs. Kemi for that. Also, we just brought in our six firemen who just completed the academy. So, everyone please welcome our new firemen. I had a pleasure in meeting them and their family members. They are excited to work here in the City of Petersburg. And we are thankful for their service here as well. And last but not least, CFS, I know trash pickup has been behind. I just want to let everyone know that they are having the same problem in Colonial Heights, Hopewell, as well with trash service being behind. I know that they have a shortage of drivers and workers. So, anyone who is interested in working for CFS collecting our disposal we encourage everyone to come out there. They are hiring and they are really short right now. Like many other businesses that are hurting because of the lack of workers to fill positions. So, if there is anything anyone can

*Audio available upon request.

do to help increase their workforce. And also, if everyone would bear with them and continue to work overtime with the staff that they have in picking up our refuse. That is all the items that I have.”

11. ITEMS REMOVED FROM CONSENT AGENDA:

*No items for this portion of the agenda.

12. UNFINISHED BUSINESS:

- a. Consideration of re/appointment to the Economic Development Authority.

BACKGROUND: The Economic Development Authority consists of 7 members appointed by City Council. The duties of the board include, but are not limited to, the following: The Authority shall have the powers to acquire, own lease, and dispose of properties. Such authority may be able to promote industry and develop trade by inducting manufacturing, industrial, government and commercial enterprises to locate in or remain in the Commonwealth and further the use of its agricultural products and natural resources; to issue its bonds for the purpose of carrying out any of its power.

RECOMMENDATION: Recommend Council make an appointment to the Economic Development Authority.

Council Member Myers made a motion to appoint Joel K. Erb to the Economic Development Authority for a term expiring September 30, 2024. The motion was seconded by Council Member Hill. There was discussion on the motion among City Council and staff. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hill, Smith-Lee, and Parham; Absent: Hart

21-R-34 A RESOLUTION APPOINTING JOEL K. ERB WITH A TERM ENDING SEPTEMBER 30, 2024 TO THE ECONOMIC DEVELOPMENT AUTHORITY.

13. NEW BUSINESS:

- a. Consideration of an appropriation for the Sheriff's TRIAD Crime Prevention Grant in the amount of \$899.46. (2nd Reading)

BACKGROUND: On February 3, 2021, the Petersburg Sheriff's Office was awarded a grant which was solicited by Office of the Attorney General. This funding was made available to assist the Sheriff's Office in their efforts to promote safety and crime prevention for TRIAD members.

RECOMMENDATION: It is recommended that this appropriation be approved as it will allow the Sheriff's Office to purchase the safety equipment for the senior's participating in TRIAD.

Council Member Hill made a motion to approve the appropriation that will allow the Sheriff's Office to purchase the safety equipment for the senior's participating in TRIAD. The motion was seconded by Council Member Myers. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hill, Smith-Lee, and Parham; Absent: Hart

21-ORD-23 AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2020, AND ENDING JUNE 30, 2021 FOR THE GENERAL FUND.

- b. Consideration of a resolution approving a Development Agreement for the property at 627 N

*Audio available upon request.

South Street.

BACKGROUND: The City Council approved a purchase agreement for the sale of City-owned property at 627 N South Street.

This is a Development Agreement referenced in the Purchase Agreement and it is required prior to closing on the sale of the property.

The Purchaser, Hanso SSI, LP owns adjacent property and plans to construct a mixed-use development that includes commercial and residential uses. The purchase of the City-owned property would be added to the adjacent parcel owned by the purchase and it will allow development to include adequate off-street parking.

RECOMMENDATION: It is recommended that the City Council approves the resolution approving the Development Agreement and authorizing the City Manager to execute the agreement.

Council Member Myers made a motion to approve the resolution approving the Development Agreement and authorizing the City Manager to execute the agreement. The motion was seconded by Council Member Hill. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Myers, Hill, Smith-Lee, and Parham; Voting No: Wilson-Smith; Absent: Hart

21-R-35 A RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

- c. Consideration of an appropriation for Federal Grant 2019-014 for Transit Operating Budget for \$186,023.

BACKGROUND: Petersburg Area Transit is seeking permission to utilize this older operating grant. These funds were applied for in 2019 and were not fully expended. This grant requires a match. The funding for the match was appropriated in the FY21 budget. The appropriation of this grant does not affect the City's General Fund allocation to PAT.

RECOMMENDATION: Recommend City Council approve the attached appropriation for \$186,023 after the 2nd reading.

Council Member Hill made a motion to approve the attached appropriation for \$186,023. The motion was seconded by Council Member Myers. There was discussion among City Council and staff. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hill, Smith-Lee, and Parham; Absent: Hart

21-ORD-24 AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR 9THE FISCAL YEAR COMMENCING JULY 1, 2020, AND ENDING JUNE 30, 2021 IN THE MASS TRANSIT FUND.

- d. Consideration of an appropriation for Federal Grant 2019-014 for Transit Preventative Maintenance Budget for \$256,000.

BACKGROUND: Petersburg Area Transit is seeking permission to utilize this older operating grant. These funds were applied for in 2019 and were not fully expended. This grant requires a 20% match. The funding for the match was appropriated in the FY21 budget. The appropriation of this grant does not affect the City's General Fund allocation to PAT.

*Audio available upon request.

RECOMMENDATION: Recommend City Council approve the attached appropriation for \$256,000 after the second reading.

Council Member Myers made a motion to approve the appropriation ordinance in the amount of \$256,000. The motion was seconded by Council Member Hill. There was discussion among City Council and staff. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee, and Parham

21-ORD-25 AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2020, AND ENDING JUNE 30, 2021 IN THE MASS TRANSIT FUND.

- e. Consideration of an appropriation for an additional \$14,703 for FY 2021 state aid to Petersburg Public Library. (2nd Reading)

BACKGROUND: The Virginia General Assembly approved an additional \$1,000,000 of state aid for Virginia Public Libraries. The revised FY 2021 state aid total for the Petersburg Public Library is \$171,136 which is an increase of \$14,703 over the FY21 adopted and approved operating budget amount of \$156,433.

RECOMMENDATION: Recommend that City Council approve the increase of state aid in the amount of \$14,703 to the Petersburg Public Library.

Council Member Hill made a motion to approve the increase of state aid in the amount of \$14,703 to the Petersburg Public Library. The motion was seconded by Council Member Smith-Lee. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hill, Smith-Lee, and Parham; Absent: Hart

21-ORD-26 AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATION FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2020 & ENDING ON JUNE 30, 2021 IN THE GENERAL FUND IN THE AMOUNT OF \$14,703.

- f. A request to consider a resolution of the City Council of the City of Petersburg, Virginia for governing body approval of the issuance by the Petersburg Housing and Redevelopment Authority of its multi-family residential rental affordable housing facility revenue bonds for the benefit for Petersburg East Housing Partners, LP, and its Petersburg East I and II Apartments rehabilitation project located in the City of Petersburg, Virginia

BACKGROUND: The PRHA held a public hearing in connection with the request by Petersburg East Housing Partners, LP, a Virginia limited partnership and its affiliates, for the issuance by the Authority of its multifamily affordable residential housing facility revenue bonds in an amount not to exceed \$15,540,000 on March 22, 2021.

The purpose of the request is to provide financing for the acquisition, renovation, rehabilitation, equipping and improvement of a 168 unit multifamily affordable residential housing facility comprised of nineteen (19) two-story garden apartment buildings, surface parking areas, auxiliary buildings and a playground located on approximately 10.60 acres of land, the funding of debt service and other reserve funds, and the payment of the costs of issuance with respect to the Bonds and other transaction expenses.

Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the applicable elected representatives of the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve

*Audio available upon request.

the issuance of such bonds, and the PRHA issues its bonds on behalf of the City of Petersburg, Virginia (the "City") and the Project is located in the City.

The PRHA, as the issuing governmental unit with respect to the Bonds, has no applicable elected representative, and the City constitutes the next highest governmental unit with such a representative, and the members of the City Council of the City (the "Council") constitute the applicable elected representatives of the City.

The PRHA has recommended that the Council approve the issuance of the Bonds and a copy of the Authority's resolution approving the issuance of the Bonds, a certificate of the Public Hearing, a summary of the statements expressed at the Public Hearing and the fiscal impact statement concerning the Plan of Finance are attached to this item.

This action would resulting in the following:

The City Council approving the issuance of the Bonds by the Authority for the benefit of the Borrower, as required by Section 147(f) of the Code, Section 15.2-4906, as applicable to housing authorities, of the Code of Virginia of 1950, as amended (the "Virginia Code") and Section 36-19(9) of the Virginia Code to permit the Authority to assist in the financing of the Plan of Finance.

The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or the Borrower.

The Bonds shall provide that neither the City nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and monies pledged thereto and that neither the faith and credit nor the taxing power of the City or the Authority is pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto.

In adopting this resolution, the City, including its elected representatives, officers, employees and agents, shall not be liable for, and hereby disclaim all liability for, any damages to any person, direct or consequential, resulting from the Authority's failure to issue the Bonds for any reason.

RECOMMENDATION: It is recommended that the City Council adopts the attached resolution.

Reginald Tabor, Interim Director of Planning and Community Development, gave an overview of the request. Douglas Sbertoli, Attorney for Williams Mullen and Brooke Shorett, Director of Development Management at Vitus Group, gave additional information on the request.

There was discussion among City Council, staff, and representatives on the request.

Council Member Cuthbert made a motion to deny the request of approval. The motion was seconded by Council Member Myers.

There was discussion among City Council Members and staff.

Council Member Wilson-Smith made a substitute motion to approve support and approve the resolution. The motion was seconded by Council Member Myers. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, and Smith-Lee; Voting No: Parham

21-R-36 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PETERSBURG, VIRGINIA FOR GOVERNING BODY APPROVAL OF THE ISSUANCE BY THE PETERSBURG

*Audio available upon request.

REDEVELOPMENT AND HOUSING AUTHORITY OF ITS MULTI-FAMILY RESIDENTIAL RENTAL AFFORDABLE HOUSING FACILITY REVENUE BONDS FOR THE BENEFIT OF PETERSBURG EAST HOUSING PARTNERS, LP, AND ITS PETERSBURG EAST I AND II APARTMENTS REHABILITATION PROJECT LOCATED IN THE CITY OF PETERSBURG, VIRGINIA.

- g. A request to adopt a resolution granting Bon Secours Southside Medical Center and Virginia Commonwealth University/Med-Trans to establish a base of operations in the City of Petersburg.

BACKGROUND: The City of Petersburg has received a joint notice from Bon Secours Southside Medical Center located at 200 Medical Park Blvd., Petersburg, VA 23805 and Virginia Commonwealth University / LifeEvac, of a change of vendors for their aircraft from the current provider to Med-Trans. LifeEvac supplies fixed wing rotary aircraft providing airborne advanced life support treatment and transportation for interfacility transfers and from emergency scenes to appropriate treatment facilities around the Commonwealth. Additionally, along with the change in vendors, the aircraft and flight crew will be relocated from the Dinwiddie Airport to the campus helipad at Southside Medical Center.

Pursuant to the *Code of Virginia* 12VAC 5-31-420, the Virginia Department of Health requires agency applicants for Emergency Medical Services (EMS) licensure to obtain a Resolution from the governing body of the locality where the agency maintains an office or establishes a base of operation for an EMS vehicle, within the locality. Moving of the aircraft into the City and the selection of a new vendor requires an update of the current LifeEvac EMS license issued by the Virginia Department of Health. This requested resolution indicates that the Petersburg City Council authorizes and grants approval for the applicant agency to establish their base of operation within the City of Petersburg.

RECOMMENDATION: Recommend City Council approve the resolution.

Council Member Myers made a motion to approve the resolution. The motion was seconded by Council Member Wilson-Smith. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee, and Parham

21-R-37 A RESOLUTION GRANTING APPROVAL FOR BON SECOURS SOUTHSIDE MEDICAL CENTER AND VIRGINIA COMMONWEALTH UNIVERSITY/MED-TRANS. TO ESTABLISH A BASE OF OPERATIONS IN THE CITY OF PETERSBURG, VIRGINIA.

- h. Consideration of appointment/s to the Petersburg Redevelopment and Housing Authority.

BACKGROUND: The Petersburg Redevelopment and Housing Authority (PRHA) Board consists of seven (7) members who are appointed by City Council to serve four-year, staggered terms. PRHA was created to study blighted areas within the City and to recommend programs for the improvement of such area; to provide quality housing for low-income families at rents within their ability to pay; and to serve as the duly designated agent of the City to contract with federal agencies for financial assistance in order to undertake urban redevelopment and low-rent housing programs approved by City Council.

RECOMMENDATION: Recommend that City Council make an appointment/s to the Petersburg Redevelopment and Housing Authority.

Council Member Hill made a motion to approve the resolution. The motion was seconded by Council Member Myers. There was discussion on the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Myers, Hart, Hill, and Parham; Voting No: Wilson-Smith; Abstain: Smith-Lee

*Audio available upon request.

21-R-37 A RESOLUTION APPOINTING DIANNE JOHNSON TO THE PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY WITH A TERM ENDING SEPTEMBER 30, 2024.

14. CITY MANAGER'S AGENDA:

Mr. Miller stated, "Mr. Mayor, I just have two things really quick. You have my report. I would like to allow Stacy Jordan to answer Council Member Hill's question on billing and collections and then Ms. Tyus to give a very brief report on the COVID update."

Ms. Jordan stated, "In regard to Council Member Hill question about the incorrect water billing. The largest issue that we are having is in reference to the lockbox. The drop box payments are being dropped off at the drop box of billing and collections. And then they are being forwarded to the lockbox in North Carolina which delays the payment process. Say for instance, if someone drops it off on a Monday and they do not send it until Friday you are still looking at about two weeks to complete the process. So, what we need to do is we are going to restructure the department so we can address the foot traffic, the drop box collections, email, and phone. This is what we are trying to do now. The only thing that we should be using the lockbox for is the mortgage company and people who pay their bills through bill pay. I hope that addresses your concerns Council Member."

Council Member Myers stated, "We now going to North Carolina. At first it was Maryland and now we are in North Carolina."

Ms. Jordan stated, "Yes, sir. With the changes of the new banks, we switched from SunTrust to Atlantic Union."

Council Member Myers stated, "When you go to the bank and they run a check through the machine and it makes a deposit into the correct account, why is it that our tellers don't have that same form of system downstairs? That way they can go ahead and process the people checks as they come in."

Ms. Jordan stated, "With the new bank we actually have that now. We have to develop a structure within the department of billing and collections. It just has to be restructured at this point. We have to structure this department so that we are able to assist the residents, council and everybody within the City of Petersburg. We cannot continue to bag everything and push it on through to North Carolina. We have to process the payments inhouse to move forward. And that is going to alleviate the issue when people receive incorrect bills. The bills are printed out. We are not making sure that the payments are posted prior to the bills being put out. If all of the payments are posted to everyone's account through the lockbox and everything is posted the way that it is supposed to be then you should not see a previous balance, balance forward or a delinquent tax."

Council Member Myers, "What can council do to assist in the process? Because I think part of the issue is, I am sure it is the lockbox thing, it's just the volume of payments that come in at one time?"

Ms. Jordan stated, "Yes, sir. That is truly what it is. We have a large volume of payments coming through. Now Mr. Mayor if you recall, we used to do this every other month, do you think we need to reverse this back to every other month rather than once a month so that it would reduce the bulk of payments coming in. So, that the process can be met by the employees. What are your thoughts on that?"

Mayor Parham stated, "No, I don't think so."

*Audio available upon request.

Mr. Miller stated, "She is working with a new staff. I think we have to get the staff the opportunity to learn. She is a true teacher, and she is working with a new staff. We have to give her an opportunity to grow and to learn. So, I think that we should revisit this in about two months. I think that will be a good time Mr. Myers to ask that question. I think it is a bit early since she is just getting into that role. Thank you."

Council Member Hill stated, "Thank you Ms. Jordan. I appreciate your input on that. So, basically when someone drops off something in the drop box, we are still sending it somewhere else. But right now, are you saying that we do have the capabilities to input the data in Petersburg or at the office?"

Ms. Jordan stated, "Yes, sir Councilman Hill. Once we backfill the positions that are open, we will be able to process the payments inhouse."

Council Member Hill stated, "Thank you I appreciate it. Try to keep us up to date on that. I guess the City Manager said to maybe give you about two months. So, if anything come up because all of us be getting calls recently about the same thing. Thank you."

Ms. Jordan stated, "If any council member has an issue or their resident has an issue, please let them know to reach out to me."

Council Member Cuthbert stated, "Mr. Mayor, I want to use this as an opportunity to pat ourselves on our collective heads for reanimating the City Collector position. We would not be having this conversation if we had not done so. And the reason that we would not be having this conversation is that the solution would be beyond our grasp. So, we did the right thing and that does not mean that we solved the problems, but it does mean that we have the means to solve the problems. We all recognize the importance of this. And thanks to the fact that we got a city collector that reports to City Council we are going to solve this problem. Thank you, Mr. Mayor, and council, for letting me get on my soap box. I think that it is really important that we keep in mind the progress that we have made, the strides that we have made, the opportunities that lie before us and those opportunities are now within council's control to achieve and pursue. Thank you, Mr. Mayor."

Ms. Tyus gave an update on COVID-19.

Key points:

- Petersburg is now at a case load of 3,703 and they are not escalating any faster than any other part of the jurisdictions.
- The death toll is now at 81.
- Testing is still done at Pathways and you can call the Health Department to set up scheduling for testing.
- The call center is still taking calls to put people on the waitlist.
- Petersburg has vaccinated 6,317 people.

Vice Mayor Smith-Lee stated, "I want to know how we can get people who are homebound vaccinated. Especially those elderly people who are not mobile."

Ms. Tyus stated, "A premature flyer went out somewhere that suggested that we were able to do that. They are working on that as we speak, and they are working on the process for how you sign people up to do that. That is the conversation going on right now. And as soon as they work that out, I will make sure that those people are at the top of the list. But they are working that out as we speak."

15. BUSINESS OR REPORTS FROM THE CLERK:

Mayor Parham stated, "I think at this time Ms. Jackson we need to let everyone know about May 4th."

*Audio available upon request.

Ms. Jackson stated, "Yes, about moving the council meeting to May 3rd, that Monday. Because we have the grand opening event that will be at the same time as our council meeting. And if possible, can I get a vote or a consensus of moving to the prior date of May 3rd that Monday."

Council Member Hill made a motion to move the meeting of May 4th to May 3rd, 2021. The motion was seconded by Council Member Myers. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee, and Parham; Absent: Hart

16. BUSINESS OR REPORTS FROM CITY ATTORNEY:

Council Member Wilson-Smith stated, "I would like to ask a question to the City Attorney. The first question has to do with when we are going to discuss the redistricting. Can you come back to us with it? I thought that it was in April or something should be done by April 30th. I asked about this once before, so I am asking about this again. Can you come back to us with information on when we entertain redistricting?"

Mr. Williams stated, "I can tell you now. My office does not do redistricting. That is something that would be done through planning. But the planning department would need to receive information from the 2020 Census which has been delayed as a result of COVID. And so, they need to receive that information in order to process the redistricting. That is what the hold up is. Ordinarily it would come out in the beginning of April. That is when they are supposed to do it. But the COVID has caused an issue with that."

Council Member Wilson-Smith stated, "So, when planning brings whatever, they bring to us, council would make some decisions and vote on it right?"

Mr. Williams stated, "Right. What they will do is that they will get a program that is available through an entity that they loan to localities. And they will use it to model several different scenarios saying based on the Census status here are three or four options that council can consider in redistricting. And then council would vote on those options. Council can even use, that software moves the lines a little bit and see where the adjustments are made and how that impacts the population in those particular districts. We did that when I was in Winchester and that is how it was presented. It was presented in a graphic format."

Council Member Wilson-Smith stated, "My next question to you is would council have the authority or be the body which would speak on the operation downtown in the town square. If we used COVID money through the CARES Act for that operation, does that mean that council makes the deciding decision about keeping it or not?"

Mr. Williams stated, "I am not sure what you are talking about."

Council Member Wilson-Smith stated, "I am talking about the square downtown. The street that has been cut off where we have the tables and chairs. If there is a decision to be made about that whether or not we keep that open or close it, would that decision be made by council?"

Mr. Williams stated, "My recommendation was to not open it in the fashion that it was opened. Because there is a state code provision that pertains to the closing of rights-of-way and having it closed in the manner it is, I think exposes potential liability. So, yes, I do not think that it was open through council and I think that it should have been. And I think that council should vote to close it at some point when council is prepared. Because my recommendation was to not have created it in the manner that it was."

Council Member Wilson-Smith stated, "The final decision should be made by council is the question that I am trying to figure out."

*Audio available upon request.

Mr. Williams stated, "Yes. It should have been done through council to begin with. I do not believe it was. But closing of streets there is a specific process that involves City Council."

Council Member Wilson-Smith stated, "Thank you. Mayor Parham I have one other question, but it does not go to the City Attorney. I guess I wait until the City Attorney part is over with."

Mr. Williams stated, "I have no report."

Council Member Wilson-Smith stated, "And maybe it can go to the City Attorney. Because we just had a vote about the committee. And there were two names being presented. But according to our yellow sheet there were two vacancies and we voted on one. Should we have voted on both vacancies?"

Mr. Williams stated, "I do not get a yellow sheet, so I am not sure what you are talking about. I think council fills the vacancy at its discretion. If you had it on the agenda and there was a vacancy council can decide not to fill it."

Council Member Wilson-Smith stated, "That is what I am trying to find out. According to the yellow sheet there are two vacancies and there were two names to be voted on. Should we have voted on both names or not?"

Ms. Jackson stated, "That would be up to you guys to pick somebody. There was a term that was expired and that was Mr. Dickens that expired in 2018. And there was a vacant seat. There are two members that applied, and it would have been up to council on whether or not you would want to fill those two seats or not with those two applicants or one. So, it was at the discretion of council."

Council Member Wilson-Smith stated, "When we voted I thought that we voting to fill one position. I did not realize that we were voting to fill both positions. So, I do not know if everyone's understanding was the way that mine was. But I would really like for us to go back and take a vote to fill the second position as well. Is that permissible Mr. Mayor?"

Mayor Parham stated, "That next seat was for Mr. Dickens from Ward 3. So, I am letting you know that I have not talked to Mr. Dickens to find out if he did not want to serve anymore. So, he has been a main stay of that board. I am not going to support replacing his seat being that they have a lot of development going on in the housing authority with redoing the Pin Oaks and Pecan Acres. I am not going to replace him with someone with no institutional knowledge. I just want you to know that if you want to take a vote, we can but I am going to vote no."

Council Member Wilson-Smith stated, "It was simply going by what the facts stated. The fact stated that his term has expired. And based on that and based on the information we had two applications and we voted on one."

Council Member Wilson-Smith made a motion to accept the application from Patrick Ingram to be on the Petersburg Redevelopment and Housing Authority.

Council Member Myers stated, "Mr. Mayor did Mr. Dickens resign?"

Mayor Parham stated, "No, he did not."

Council Member Myers stated, "Then how are we going to replace him when we have not given him the courtesy."

*Audio available upon request.

Council Member Wilson-Smith stated, "Didn't Mr. Dickens write a letter to all of us supporting Mr. Ingram?"

Council Member Myers stated, "It is not a letter of resignation."

Ms. Jackson stated, "I can say that usually when someone term is expired there is a letter sent out letting the person know that their term has expired. And if they wish to continue on the board to submit a letter stating that they would like to remain on the board and also submit a new application as a new applicant as well. I just wanted to throw that out there."

Council Member Myers stated, "And you have not received that am I correct?"

Ms. Jackson stated, "No."

Mayor Parham stated, "Alright, Council Member Wilson-Smith do you still want to put that motion on the floor?"

Council Member Wilson-Smith stated, "I do for the record."

Mayor Parham stated, "Motion is on the floor to replace Mr. Dickens with Mr. Patrick Ingram. Hearing no second. The lack of a second the motion dies."

17. ADJOURNMENT:

City Council adjourned at 3:07 p.m.

Clerk of City Council

APPROVED:

Mayor

The Special Called Closed Session Meeting of the Petersburg City Council was held on Monday, April 26, 2021, on live stream. Council Member Parham called the Special Called Closed Session Meeting to order at 11:01 a.m.

1. ROLL CALL:

Present:

Council Member Charles H. Cuthbert, Jr
Council Member Treska Wilson-Smith
Council Member W. Howard Myers
Council Member John A. Hart, Sr.
Council Member Darrin Hill
Vice Mayor Annette Smith-Lee
Mayor Samuel Parham

Absent: None

Present from City Administration:

Interim City Manager Kenneth Miller

2. CLOSED SESSION:

- a. The purpose of this meeting is to convene in the closed session pursuant to §2.2-3711(A)(1) of the Code of Virginia for the purpose of discussion pertaining to performance, assignment, and appointment of specific public employees of the City of Petersburg specifically including but not limited to discussion and consideration and interviews of prospective candidates for the position of City Manager.

Council Member Hill made a motion that the City Council go into closed session for the purposes noted. The motion was seconded by Council Member Myers. There was no discussion on the motion, which was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Myers, Hill, Smith-Lee and Parham; Absent: Wilson-Smith and Hart

City Council entered closed session at 7:45 a.m.

CERTIFICATION:

Council Member Myers made a motion to return City Council into open session and certify the purposes of the closed session and to recess to continue discussion on May 6, 2021 at 12noon. The motion was seconded by Council Member Wilson-Smith. There was no discussion on the motion.

The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee and Parham

21-R-38 A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA,

*Audio available upon request.

SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER’S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED.

City Council returned to opened session at 6:21 p.m.

3. ADJOURNMENT:

City Council adjourned at 6:21 p.m.

Clerk of City Council

APPROVED:

Mayor

DRAFT

*Audio available upon request.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Kate Sangregorio

RE: **A report on the Status of the Jarratt House Stabilization project.**

PURPOSE: To provide a report on the Status of the Jarratt House Stabilization project.

REASON: To provide information regarding the status of the project.

RECOMMENDATION:

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

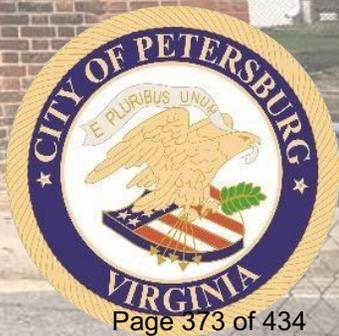
REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 0504_2021_JarrattHouseUpdatePresentation

Jarratt House Update

May 4, 2021



Background

- Constructed about 1820, this federal style double house is the oldest structure on Pocahontas Island
 - Significant owners include a Native American woman named Lavinia Sampson, and the prominent African American Jarratt Family
 - The Jarratt Family donated it to the City in 1991
- The goal of this project is to protect and utilize this incredibly significant historic structure
- The completion of Phase One resolved immediately necessary issues for stabilization
 - Notably, reconstruction of the partly collapsed rear wall

Timeline

- Concern for the condition of the Jarratt House began in 2014 with Preservation VA listing it amongst Virginia's most endangered structures
- Background work began in preparation for stabilization
 - Historic Structures Report completed in 2017
 - Federally required Section 106 Review through DHR
 - Stabilization Plans completed
- Work began September 2020 and finished March 2021
 - Contracted through Daniel and Company with Virginia Masonry Restoration

Funding

- The Cameron Foundation awarded a grant in 2016 for \$81,060
- Two fiscal years of CDBG funding were awarded
 - Fiscal Year 2015: \$192,400
 - Fiscal Year 2019: \$197,395
- Department of Historic Resources grant in 2020 for nominating the Jarratt House to the National Register of Historic Places
 - \$7,500, plus a \$2,500 city match

Façade, looking North

Before



After



Façade, looking Southwest

Before



After



Rear, looking Southeast

Before



After



First floor interior, Southern portion looking Southwest

Before



After



Second floor interior, Southern portion looking West

Before



After



Second floor interior, Southern portion looking

Before

Southwest

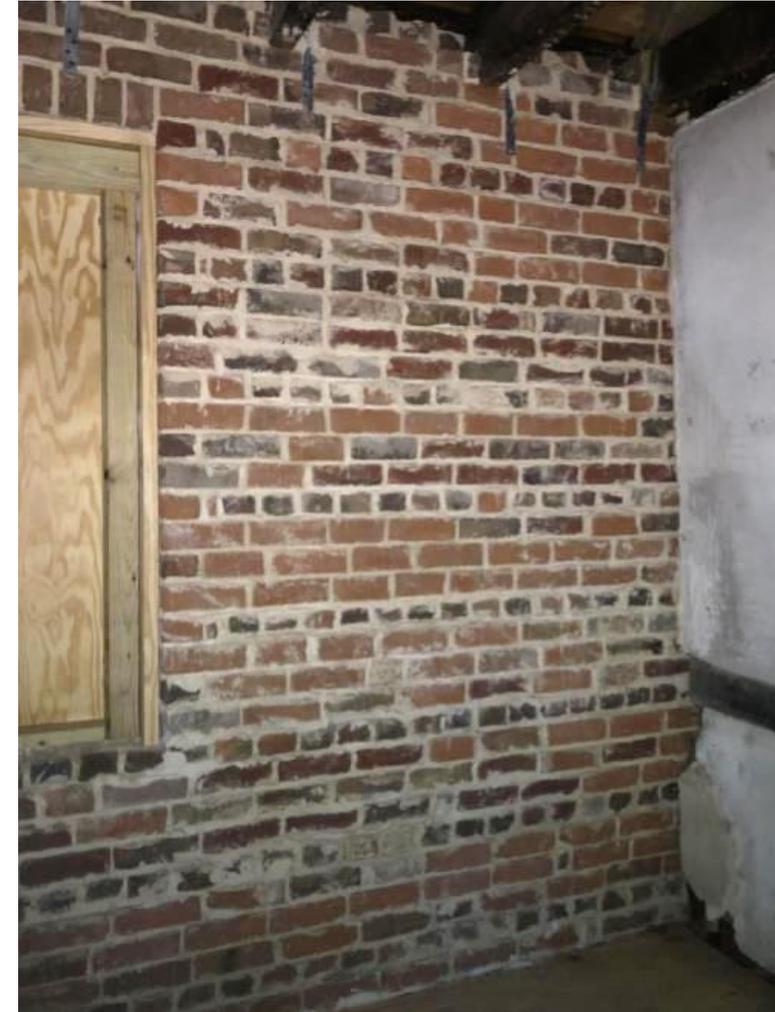
After



Second floor interior, Southern portion looking Northwest

Before

After

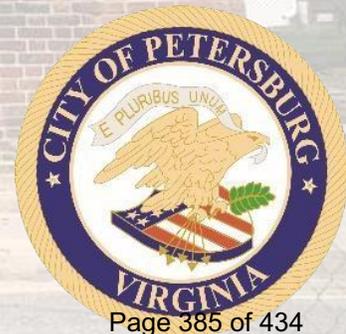


Next Steps

- Continue to apply for additional grant funding for further phases of renovation
- Next phase of renovation will include interior framing, windows, doors, and roof repair
- Continue to work with Preservation Virginia for their assistance with community engagement to help determine the best end-use of the building

Thank you!

- Kate Sangregorio
- Preservation Planner
- (804) 733-2314





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel Lyons, Deputy City Manager of Development and Operations

FROM: Reginald Tabor, Kate Sangregorio

RE: A report on proposed signage for historic properties on High Street.

PURPOSE:

REASON:

RECOMMENDATION:

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 0504_2021CityCouncilPresentationHighStreetSignsProposal

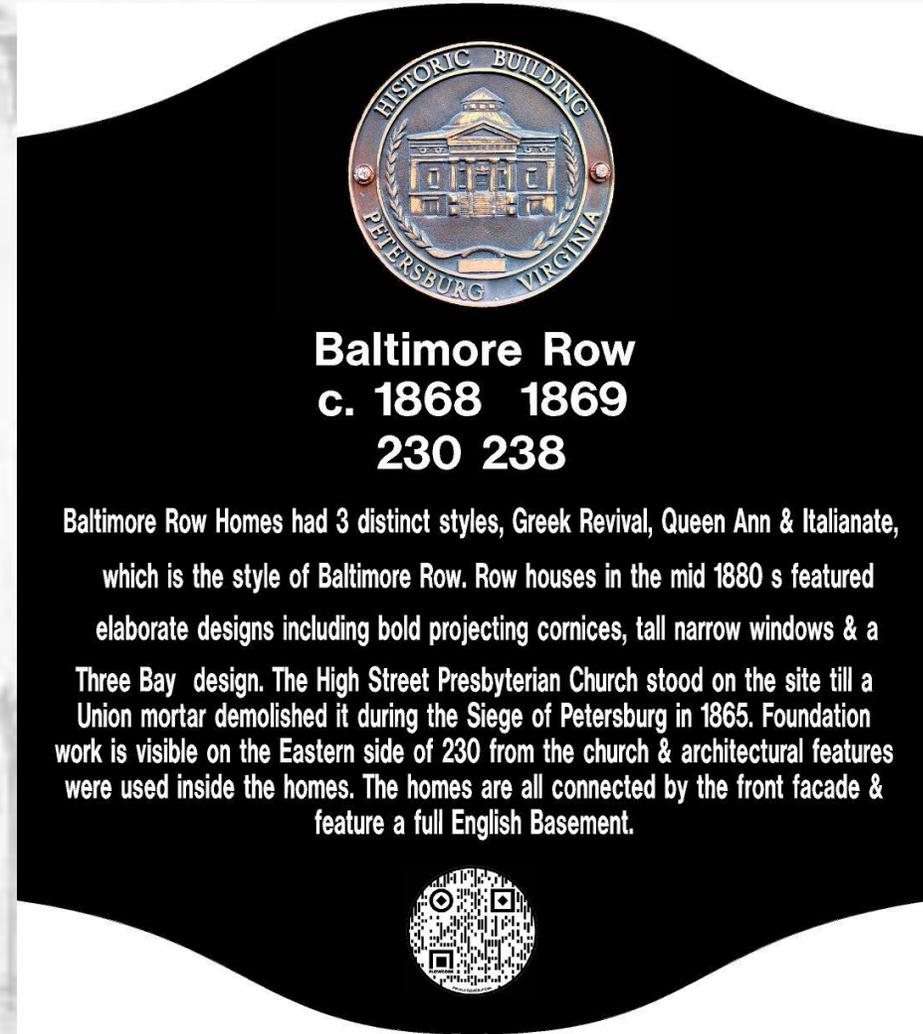
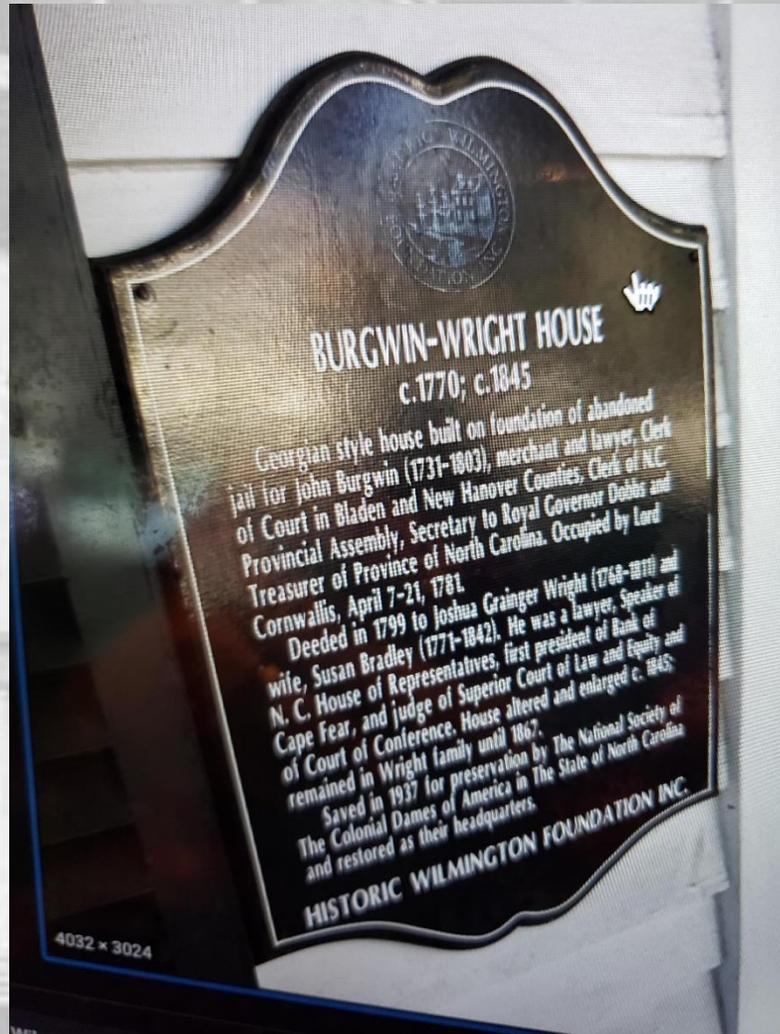
Proposed Informational Signage from the High Street Association

May 4, 2021



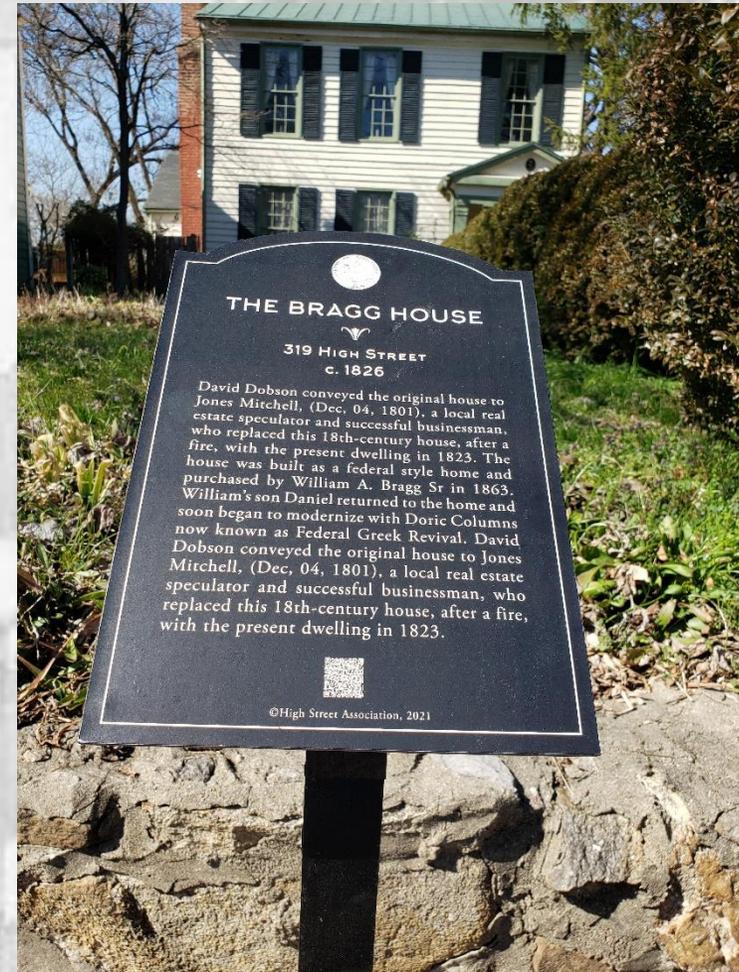
Inspiration

Signage in
Wilmington,
North
Carolina



Initial
proposal
from the
HSA

Prototype -Made by Terry Ammons



Sign details

- Size of sign face is 12 inches x 8 ½ inches
- Printed on a ⅛ inch thick aluminum plate with a UV coating
- About 100 words in the text box
 - Font size could be adjusted if the house name takes up more space
- Design based on other historic signage in the City, so these will integrate well
- Proposed use of the old Petersburg seal at the top of the signs
 - May need to be changed to say “City” in place of “Town”
- Posts would be about 3 feet tall, with the sign face angled for easy reading
 - Black powder coated metal posts, about 2 inches in diameter



Sign details

- Installed just inside the house's property line
 - This prevents right-of-way infringement on the sidewalk, but should not encourage visitors to walk on private property
 - This will be considered on a case-by-case basis, for example, the row houses on High Street do not have yards
 - Some residents would prefer a fence mounted sign
- Will not be installed for every house, so they are not expected to crowd the street
- The ARB will review the amended designs at the May 12 ARB meeting

Zoning Ordinance Considerations

- Size falls within a Zoning Ordinance exemption for allowing one square foot of signage for residential properties
 - Article 21 Section 5.6
- There is another exemption for “...*commemorative plaques and historic markers recognized by the City.*”
 - Article 21 Section 5.9
 - This can be accomplished by Council Resolution at the May 18 City Council meeting

Further Discussion

- The preference is for the property owner to retain ownership and maintain the signs, rather than the HSA or the City
- Who will write the text and review it for accuracy?
- Which houses are “worthy” of signs?
- Q.R. Codes or not? Who would maintain the website?
- Could Public works install these?
- Will they spread to other areas of the City?
- Will the same company fabricate every sign, or could the owner chose one that could meet the specifications?



Questions?



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Bradley Shupp

RE: Presentation on Neighborhood Services 2021

PURPOSE:

REASON:

RECOMMENDATION:

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Community Services

Department of Neighborhood Services

Property Maintenance – Building Permits – Right of Way – Grass – Rental Inspections

2020-2021 Updates and Highlights



• **Frank Poulin**

Director of Neighborhood Services

Leader • Mentor • Friend

• **Neighborhood Services** •

Originally a division of Planning and Community Development under the name Code Compliance, Neighborhood Services was formed in December 2019 under the leadership of Frank Poulin. Since our initial development we have been joined with two other units, for a total of five divisions, with 14 employees.

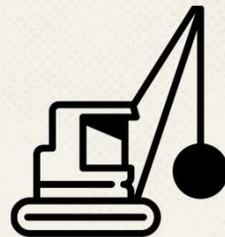
Our divisions include Property Maintenance, Permit Inspections, Right of Way, Grass Inspections, and Rental Property Inspections.

Neighborhood Services is funded in part through CDBG and General funds.

• **Neighborhood Services** •

Upcoming Initiatives and Improvements:

- Neighborhood Services has planned for an upgrade to our outdated tracking software for some time. With this, iWorq will not only allow all divisions in Neighborhood Services to flawlessly communicate digitally but can also communicate with the other departments who use this platform, like Public Utilities, and Capital Improvements. Contractors will now have the capability to submit permit applications and plans digitally, and our Plans Reviewer can review and request changes all in one place. Property Maintenance, Grass, Right of Way, and Rental Inspections can now create new and more comprehensive inspections right from the field. A major update is the ability to make payments for all services and fees online by credit or debit.
- All vehicles are in the process of being equipped with GPS modules. This will assist with ensuring employee safety, time tracking of inspections for CDBG employees, and assigning urgent calls to the closest inspector.
- Demolition of the two-story portion of 907 W Washington Street.



Neighborhood Services Budget

As of 04.29.2021
\$65,611.78
Demolition, Other Contractual Services, And Lease/Rent of Equipment

1

\$18,700 for the upgrade to our tracking software

3

Leaving **\$27,096.78** to carry out our remaining securing and demolition initiatives for FY 20/21

5

\$1,500 for the GPS upgrade to our fleet

2

\$18,315 for the demolition of 907 W Washington Street

4

A successful year abating blight across the city.

6

• **Property Maintenance** •



Stacey Marshall
Property Maintenance Clerk

Property Maintenance is dedicated to ensuring a healthy and safe environment while enhancing the well-being and livability for all citizens and visitors of the City of Petersburg. Our goal is to obtain voluntary compliance with the provisions of the City Code by all citizens. By doing so we will:

- Contribute to the improvement and stabilization of our neighborhoods;
- Help promote a healthy and safe environment;
- Maintain a high quality of life in our community; and
- Protect our property values.



Brad Shupp
Property Maintenance Official

Property Maintenance

Meet our new team



Lanita Flowers

Property Maintenance Inspector

February 2020



Brandon Chatman

Property Maintenance Inspector

November 2020



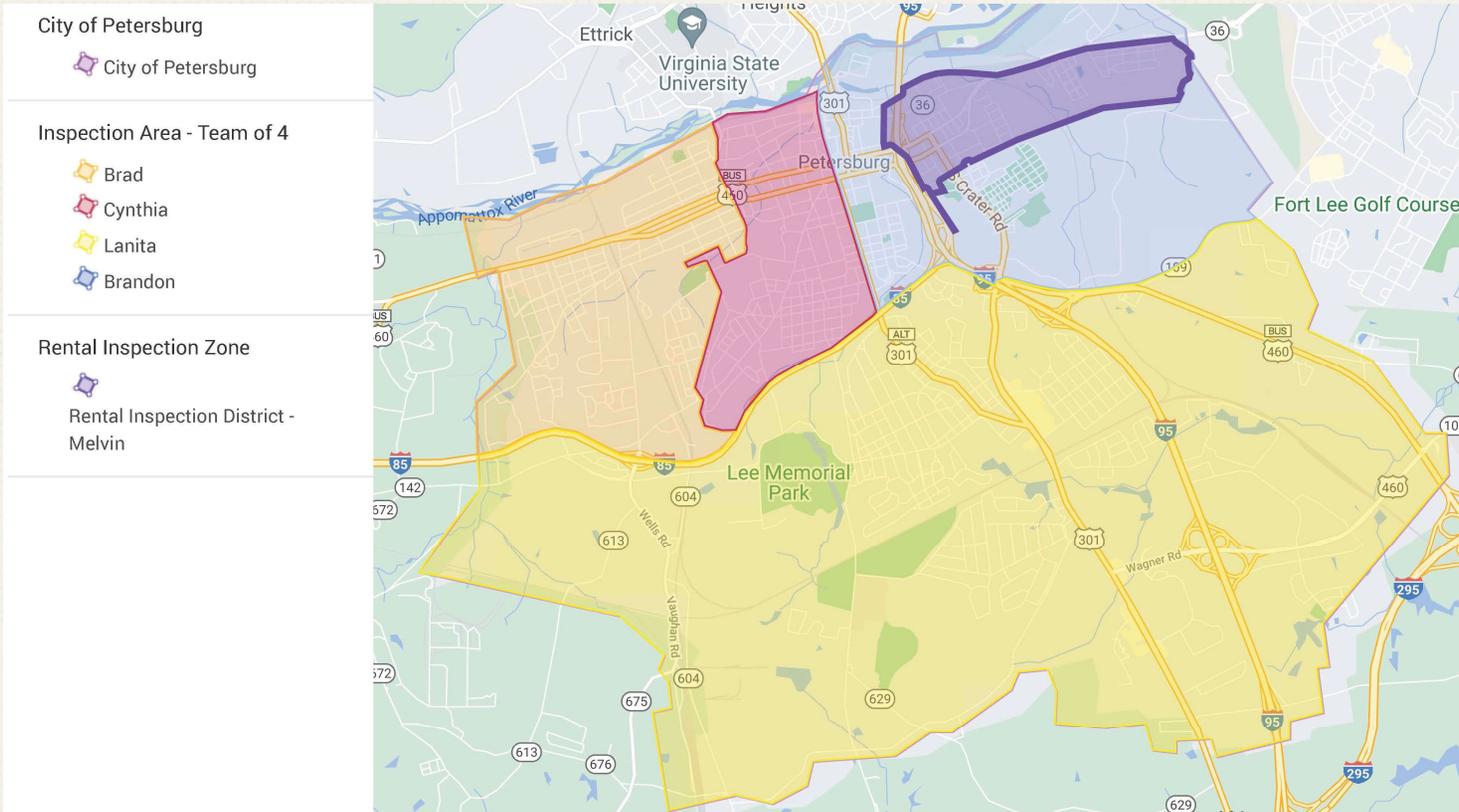
Cynthia Bolden

Property Maintenance Inspector

October 2020

We respond to unsafe building violations and work to correct blight throughout the city.

Property Maintenance Inspection Areas



• **Property Maintenance** •

1. Restored the Vacant Registry Program. We removed over 200 properties that are occupied and added over 250 additional properties that have been verified vacant. Beginning in May we will begin to mail out our yearly registration reminders.
2. Reworking the Red Tag list. This list helps track houses that have been determined unfit and unsafe to live in. These lists are often requested by developers who wish to scout potential investments. Currently 281 properties are on this list, but we expect that number to increase after the Red Tag Survey is completed this summer.
3. Neighborhood Services has closed 220 of 930 cases since July 1, 2020.
4. Collected \$11,400 in civil fines. \$47,050 in the process of being converted into taxable liens.
5. New Operations Manual for Property Maintenance.

Property Maintenance Blight List

Case #	Address	Owner	Property Description	Notes	Case Status	Case Date	Case Value	#	Parcel ID	Property Permits	Property Street	Owner Name	Owner Address	Most recent action taken by City	Next step and City Staff	Date of Next Step	Civil Fine	
022-246003	136-138 Tully Alley	Alfred L. Woodard Sr & Jr	224 S Jefferson St, Petersburg, VA 23801	This property was inspected on 12/02/2021. It is still being worked on. Photos were taken of the progress.	It will remain in contact with J.L. Homes throughout the process. Pictures of the progress will be updated into the system for this property until all of the work is completed and the case is closed.	4/7/2021												
011-300025	Centre Hill Ave	Robert F. Dance	213 Chesterfield Ave, Colonial Heights, VA 23814	Mr. Williams filed for court.	This case is set to for trial 06/09/2021	6/9/2021	\$2,400											
011-300027	Centre Hill Ave	Robert F. Dance	213 Chesterfield Ave, Colonial Heights, VA 23814	Mr. Williams filed for court.	This case is set to for trial 06/09/2021			022-130005	109 Marshall Street	Amelia McGeorge Farar	1181 A Rhode Island Street, San Francisco, CA 94107			Monitoring ongoing Construction. Waiting From abatement Plan From Owner New New Malibu/ Pooled to house	Continuing to monitor. Civil fines will be issued if no response.	4/7/2021		
010-100006	236 Grove Avenue	Carol Nazario	116 Groves Ave, Petersburg, VA 23801	Ms. Nazario expects all exterior and interior work to be completed by mid Feb. I will conduct a C.C. inspection when ready.	Exterior of property is complete. I will be removing this from our list.			022-246004	116 Marshall Street	Petersburg Revival, LLC			Monitoring ongoing Construction. Waiting From abatement Plan From Owner	Continuing to monitor.	5/1/2021			
010-080009	321 Grove Avenue	Petersburg Revival LLC		Exterior and interior clean up is underway. I will continue to monitor for progress.	Please see historic notes	022-130012		022-130012	117 Marshall Street	Reginald L. Smith	1140 Uggitt St, Petersburg, VA 23805			New Red Head From Owner New New Malibu/ Pooled to house	Mail contact with New owner waiting on abate ment plan. Front of Property has been cleared.			
010-110009	426 Grove Avenue	Petersburg Revival, LLC		Currently working to clean up 322 Groves. Once this is finished I will follow up.	Please see historic notes	022-260009		022-260009	140 Marshall Street	Petersburg Revival, LLC			Monitoring ongoing Construction. Waiting From abatement Plan From Owner	Continuing to monitor.				
010-110007	636 Grove Avenue	Petersburg Revival LLC		New owner Petersburg Revival. See historic notes.	Please see historic notes	022-120018		022-120018	209 Marshall Street	Kim Davis-Potts	822 W Washington Street, Petersburg, VA 23803			Repairs recently made looking on responses from owner	Repairs look complete contacting owner for interior inspection			
010-050014	709 Grove Avenue	703 Grove LLC	11200 Arbor Landing Ct, Chester, VA 23831	Ms. Nazario is having a job search performed. Once that clears he can close on the property.	he was away for 30 days with military. Is still planning on purchasing.	021-050002		021-050002	228 Mercer Street	Arthur L. Capuano	1931 Mattaw, Ave, Petersburg, VA 23803			New New Malibu/ Pooled to house	No Progress made in 30 days. Citation Process starting on the first			
010-210017	315 High Street	Chikha J. Goodman		Court, Feb 3th - Glen Morgan requested an additional extension. Judge laptop stated this would be the last one.	The judge has granted her 6 months to complete the repairs. We will return to court on Sept. 20 at 10:30 am.	021-050001		021-050001	224-226 Mercer Street	Arthur L. Capuano	1931 Mattaw, Ave, Petersburg, VA 23803			FOUNDATION WORK	Continuing to monitor.			
02-120001	412 Hinton Street	Phyllis Ellis	412 Hinton St, Petersburg, VA 23801	Exterior repairs have stopped.	Have issued a new NOC.	011-000001		011-000001	430 Sycamore Street S	Petersburg Revival, LLC			Monitoring ongoing Construction. Waiting From abatement Plan From Owner	Front porch stabilized. In line for renovations after Groves.				
						011-100016		011-100016	523 Sycamore Street S	Lettie V Williams	1822 Hart Rike Street, Petersburg, VA 23805			Currently Occupied New New Malibu/ Pooled to house waiting for return of ceiling form	No Progress made in 30 days. Citation Process starting on the first			
						022-230011		022-230011	248 Sycamore Street S Carriage House Only	Veritas Financial LLC	7104 Elson Mill Circle Apt. C, Mechanicsville, VA 23111			Property was recently sold. Current owners are living on site and are working on the property daily.	We had an in person meeting with the new owners and have expressed concern with the carriage house. Once all owner information has been fully updated we can issue NOVs if necessary.			
						011-000005		011-000005	1409 Halifax Street	Eorch New LLC			12222 Orchard Trail, Houston TX 77061	First citation was mailed to the owner.	Second citation will be mailed to the owner if owner does not respond to the first NOC.	4/7/2021	\$2,000.00	
						011-000005		011-000005	423-25 Harding Street	Campbell Denzel			5100 Glenleigh Drive, Richmond, VA 23234	Owner did not respond to the first or second civil citation.	Third civil citation will be mailed to the owner.	4/5/2021	\$1,500.00	
						011-000014		011-000014	447 Harrison Street	Gregory L Horn			1138 Columbia Street, Richmond, VA 23204	Reinspected on 1/15/2021, exterior work is still in progress.	will continue to monitor this property until violations are completed.	4/23/2021		
						011-000013		011-000013	448 Harrison Street	Robert W Jones			10977 8land Ridge Drive, Petersburg, VA 23805	Fourth civil citation mailed to the owner today 4/5/2021.	If owner do not respond I will begin to prepare a 508(b).	4/5/2021	\$2,200	
						011-000016		011-000016	514 Harrison Street	The Robert L. Hill Sr. Revocable Trust			1207 Gilliam Dr, Farmville, VA 23901	Second civil citation mailed to the owner. The owner has ten days to respond.	Third civil citation will be mailed to the owner if the owner does not respond to the NOC.	4/5/2021	\$1,500	
						022-100002		022-100002	54 Liberty Street	Petersburg Revival LLC			1810 Old Gun Mill Road, Wolfpen, VA 23111	Property is under construction.	Will continue to monitor the progress on the property	4/13/2021		
						022-240011		022-240011	29 Liberty Street	Cystal C. Rogers			1212 South Hill St, Woodbridge, VA 22192	Second civil citation was mailed to the owner.	Third civil citation will be mailed to the owner if owner does not respond to the NOC.	4/5/2021	\$1,500.00	

Property Maintenance Successful Renovations

Before



After

Property Maintenance Demolition



12 E Tabb Street – Cost \$18,502.50



Recovered \$7,000.00

Balance \$11,502.50

Property Maintenance Demolition

Before



After

Property Maintenance Civil Court



23

Cases filed in 2020-2021



7

Cases won



2

Pending initial hearing



13

Cases pending trial



\$31,650

Civil fines awarded



\$44,500

Potential fines from pending cases

Operations Manual

A comprehensive 55 page guide to our world of Property Maintenance.

A copy can be found at
<https://www.petersburgva.gov/160/Neighborhood-Services>



• **Permits & Building Inspections** •



Renee Hawkins
Permit Technician



Howie Hines
Building Official



Nikesha Williams
Plans Reviewer



Chris Brown
Building and Plumbing



Ricardo Vasquez
Electrical & Mechanical

• **Permits & Building Inspections** •

Permits and Building Inspections is responsible for the issuance of all construction related permits and the enforcement of the Virginia Uniform Statewide Building Code and its related laws and ordinances as mandated by state and local regulations. We are charged with determining permit applicant qualifications, review of construction documents, issue permits, and perform inspections for compliance with USBC standards and local ordinances, as well as other related activity, as set forth in the Code of Virginia. The office has inspectors for each of the technical trades to assist contractors and building owners in their related fields.



Permit Inspections



19

New construction permits issued

\$77,260.02



115

Alteration permits issued

\$27,169.06



62

Demolition permits issued

\$11,525.45



207

Electrical permits issued

\$17,492.65



101

Mechanical permits issued

\$8,328.41



117

Plumbing permits issued

\$7,886.92

Right of Way



Carmen Tirado
Right of Way Manager

The department of Right of Way manages contractors use of streets, sidewalks, and other publicly accessible land; Monitors bulk trash and carts, removes unauthorized Ad signs, monitors all Traffic Control set-ups in city streets, all to ensure citizens and guests have a safe an unobstructed use of public land.



Permit fee schedule

Right of Way



Right of Way



693

Complaint responded to



684

Complaints resolved



59

Permits issued



\$86,345

Revenue from permits



\$11,070

Fines issued

Right of Way

Most overlooked reasons to contact

- Equipment, Dumpsters or Materials staged on the ROW
- Contractors or Residents working or blocking ROW
- Bushes or Tree Limbs over sidewalks or street
- Special Events on ROW (sidewalks/streets)
- Advertising Signs on ROW or Poles
- Historic Sign request on ROW
- New Driveway installation
- Dumpsters in Streets
- New Fence

Grass Inspections



Shirley Bradley
Program Administrator

The division of Grass Inspections manages the overgrown grass complaints about privately owned properties in our city. The complaints are received, entered, written up, and given to the inspector, and cited if in violation of ordinance 50-63, 98-22, or 98-126. If cited, a copy of the notice is mailed to property owners on record. After 72 hours, during a follow up visit, if properties remain in violation, the locations are submitted for cutting by city personnel or contractor. For each location cut, billing is prepared and submitted to be processed under the city's miscellaneous billing.



William Wiggins
Grass Inspector

Grass Inspections

Before



After



Grass Inspections 2020-2021



774

Private grass complaints responded to



593

Violation citations issued



All

Complaints resolved



\$130,745.18

In fees submitted to Billing and Collections



\$11,070

Fines issued



Report high grass

Grass Inspections

April 2021-Present



774

Private grass complaints responded to



147

Violation posted



2

Corrections from owners



32

Private lots cut by contractors



Rental Inspections

Certain areas in Petersburg contain more blight than others and require additional means of oversight to ensure not only rental properties are properly maintained, but so that the remaining housing stock can survive as well. Rental Inspections are in place to ensure properties are being maintained in a safe, decent, and sanitary condition for our citizens, inside and out. The most common inspection is of the exterior of a property, and while some properties may appear normal on the outside, you may be surprised at what's happening behind the front door.

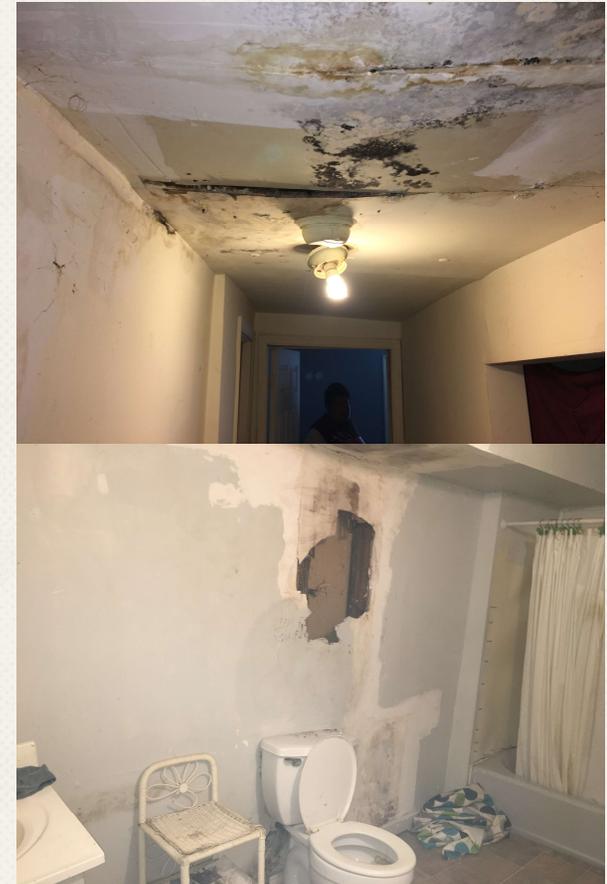


Melvin Clarke
Rental Inspector

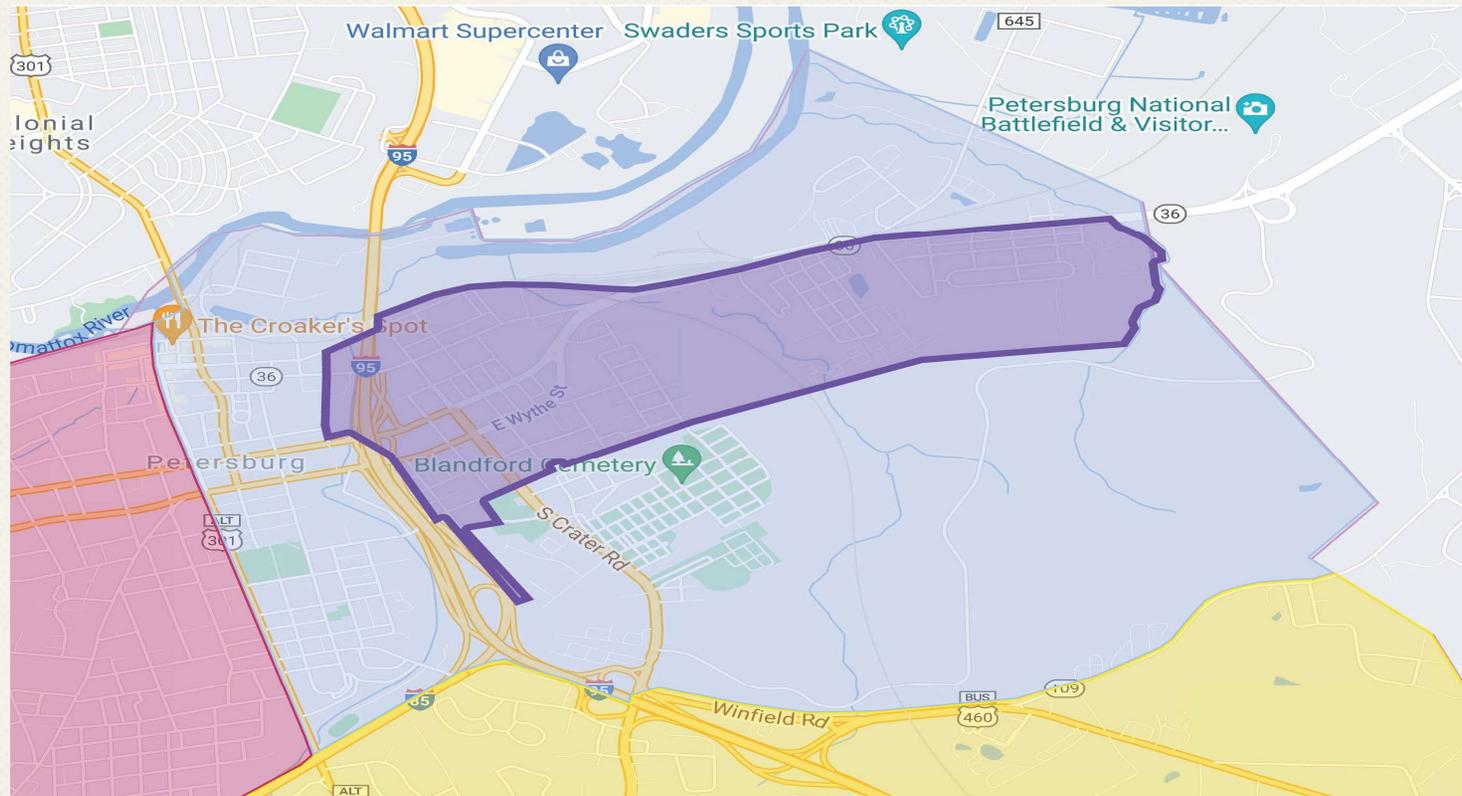
Rental Inspections



28



Rental Inspections



Call To Action

We need the help of our citizens.

Do you see a vacant, or unsafe building?

Call us at 804-733-2410 or
Download the GOResult App to
report your concern.



A Special Thanks to

Our previous Director Frank Poulin

All members of City Council

&

**City Attorney Anthony Willams for your continued
guidance.**

Any questions?



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH:

FROM:

RE: A report on the Status of the Community Development Block Grant (CDBG) Program for FY 2021 and FY 2022.

PURPOSE:

REASON:

RECOMMENDATION:

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS: None



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Stacey Jordan, Robert Floyd

RE: **Presentation and discussion on the City of Petersburg's Financial Policies.**

PURPOSE: To provide City Council with an overview of the Financial Policies that were approved by the City Council in 2020.

REASON: It is recommended to review Financial Policies frequently to ensure they align with the direction the municipality is going from a financial standpoint. The Policy was updated in 2020 to better reflect the financial climate of the City of Petersburg.

RECOMMENDATION: To allow staff to present the Financial Policies to City Council and allow for discussion among City Council.

BACKGROUND: In July 2020, the City Manager and the Director of Budget & Procurement brought to the governing body a resolution to amend the City of Petersburg's Financial Policies. The amended policies better met the financial needs of the City of Petersburg when compared to the previously adopted Financial Policies. At the time of the previous adoption, the City of Petersburg was going through extremely difficult financial times and the policies reflected that. As the City of Petersburg has navigated through the financial struggles, we have had to align our policies with where the City is at and where it is planning on going.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS: None



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 3, 2021
TO: The Honorable Mayor and Members of City Council
THROUGH:
FROM:
RE: LED Project Update

PURPOSE:

REASON:

RECOMMENDATION:

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. LED Conversion Project Kickoff



I AM
PETERSBURG
VIRGINIA

DEPARTMENT OF PUBLIC WORKS
 AND UTILITIES
Engineering Division
 103 W. Tabb Street
 Petersburg, Virginia 23803

Phone: (804) 733-4368
 Fax: (804) 732-2030

Temidire O. Okeowo
 CIP MANAGER

TO: Tangela Innis,
 Director of Utilities and Capital Projects

FROM: Temidire O. Okeowo
 CIP Manager

DATE: April 27, 2021

RE: Petersburg City Wide LED Conversion Project

This memo is submitted to provide an update regarding the Petersburg City wide LED Conversion

Project Title: <u>Petersburg City Wide LED Conversion Project</u>
Scope: <u>Conversion of 3,199 street lights to LED</u>
Funding: <u>\$503,581.36 (City’s Urban Allocation Dollars)</u>
Parties Involved: <u>Dominion Energy, Timmons Group</u>
Status: <u>Ongoing</u>
Issues: <u>None to date</u>
Last Update: <u>Ward 1-7 has been authorized by the City Kick Off</u>
Current Action Item: <u>Waiting for documents needed for authorization to be sent by Dominion</u>

The City of Petersburg in partnership with Dominion Energy, will start the capital improvement project of converting existing City streetlights to LED. LED lighting, which stands for light-emitting diode, produces light up to 90% more efficiently than incandescent light bulbs.

This project, which began to take shape around 2016, will include the replacement of current City streetlight bulbs to LED bulbs. A total of 3,199 streetlights will be converted through a 4-phase process. While the initial cost to the City is \$503,581.36, this change will result in a total monthly savings of \$10,637.15 and \$127,645.80 annually. The project is anticipated to be complete in Spring 2022.

In addition to the increased safety and financial savings, LED streetlights reduce energy use, reduce the City’s carbon footprint, and promote green energy. This conversion will also result in a longer lifespan for the streetlights and additional fiscal savings through a decrease in demand for maintenance and replacement.

The project Kicked off April 27, 2021. In attendance were, Mayor Sam Parham, Charlie Cuthbert, Darren Hill, Lionel Lyons, Tangela Innis and other City staff. Representing Dominion Energy we had Anita Powell, Jenni Northedge and Susan Simon amongst other Dominion staff.

You may contact my office, if you have any questions, comments and/or concerns.

Pictures of LED Conversion Project Kick Off April 27, 2021



