



City of Petersburg Virginia

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Special City Council Meeting

**May 18, 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

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- 1. Roll Call**
 - 2. Prayer**
 - 3. Pledge of Allegiance**
 - 4. Determination of the Presence of a Quorum**
 - 5. Proclamations/Recognitions/Presentation of Ceremonial Proclamations**
 - a. Proclamation designating the Month of May as Historic Preservation Month in the City of Petersburg.
 - b. Proclamation designating June 15, 2021 as Elder Abuse Awareness Day
 - c. Proclamation designating May 9-15, 2021 as National Police Week in the City of Petersburg, VA
 - d. Proclamation designating May 16-22, 2021, as National EMS Week in the City of Petersburg, VA
 - e. Proclamation designation May 2021 as Business Appreciation Month in the City of Petersburg, VA
 - 6. Responses to Previous Public Information Posted**
 - 7. Approval of Consent Agenda (to include minutes of previous meetings):**
 - a. ABC Application for Old Townes Alibi
 - b. Minutes of May 3, 2021 City Council Work Session and May 6, 2021, Closed Session City Council Meeting and May 12, 2021, Closed Session City Council Meeting
 - 8. Official Public Hearings**
 - a. A public hearing and consideration for Petersburg City Public School's FY2021-22 Budget (2nd reading of ordinance)
 - b. A public hearing for the City of Petersburg's FY2021-22 Proposed Operating and Capital Budget. (2nd Reading)
 - c. A public hearing and consideration for the Supplemental Appropriation for Petersburg Public Schools in the amount of \$3,538,588 (2nd Reading).

- d. A public hearing regarding a proposed ordinance to amend and re-adopt sections 114-68 and 114-204 and to adopt sections 114-73 and 114-218 of the Petersburg City Code to establish a water and sewer connection fee payment plan program for large scale affordable housing projects.
- e. A Public Hearing regarding a proposal to purchase City-owned property at 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.
- f. A Public Hearing regarding a proposal to purchase and develop City-owned property located at 427, 429, 431, 432, 438, 440, 450, 452, and 602 Harrison Street and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Chilon Bolton toward the Sale of the City-owned property.
- g. A Public Hearing regarding a Proposal to purchase City-owned property located at 1119 West High Street and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement towards the sale of the City-owned property.
- h. A Public Hearing regarding a proposal to purchase City-owned property located at 105 North Burch Street, 109 North Burch Street, 113 North Burch Street, and 115 North Burch Street, and consideration of an Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Little Creek Kung Fu Wudang Daoist Temple of Virginia, INC towards the sale of City-owned property.
- i. A Public Hearing regarding a proposal to purchase City owned property located at 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Project:Homes toward the Sale of City-owned property.
- j. A Public Hearing regarding a proposal to purchase City-owned property located at 1157 West Washington Street and 1203 West Washington Street, and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and BLW Solutions toward the sale of the City-owned property.
- k. A Public Hearing regarding a proposal to purchase City owned property located at 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Joel Erb toward the Sale of City-owned property.
- l. A Public Hearing and consideration of a Special Use Permit petition for a nightclub at 1706 and 1714 E Washington Street.
- m. A Public Hearing and consideration of a Special Use Permit petition for a for a car wash at 2010 E Washington Street.

- n. A request to schedule a public hearing and consideration of an ordinance authorizing the City Manager to execute a Memorandum of Understanding (MOU) 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 conveyance of an easement and a covenant on City-owned property located at 10 N Jefferson Street and 125 East Washington St.

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 removed from consent agenda**

10. Business or reports from the Mayor or other Members of City Council

11. Items removed from Consent Agenda

12. Finance and Budget Report

13. Unfinished Business

- a. Consideration of renaming the pavilion located at William Spratley Park on Farmer Street after Willie Fobbs.

14. New Business

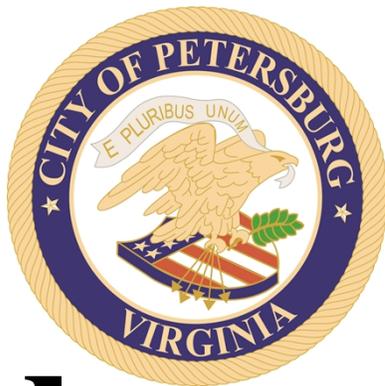
- a. Consideration of appointment to the John Tyler Community College Board of Directors.
- b. Consideration of appointment to the Crater District Area Agency on Aging Board
- c. Consideration of appointment/s to the Community Development Block Grant Advisory Board.
- d. A Resolution request for the approval or recognition by City Council for the installation of informational signage for historic homes, proposed by the High Street Association.
- e. Consideration of a motion to authorize the City Attorney and City Manager to conclude Petersburg Circuit Court Case No.'s CL20-1127, 1128, 1129, and 1130 in accordance with the recommendation of the City Assessor.
- f. Consideration of a resolution in support of continuing operations at the Riverside Regional Jail.

15. City Manager's Report

- a. COVID-19 Update

- 16. Business or reports from the Clerk**
- 17. Business or reports from the City Attorney**
- 18. Adjournment**

Petersburg



Virginia

Proclamation

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973, as a way to promote historic places for the purpose of instilling nation and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, Historic Preservation Month can instill awareness of the local historically significant buildings and landmarks to the residents of the City of Petersburg; and

WHEREAS, we recognize the many valuable contributions made by the City of Petersburg Architectural Review Board, the City’s Preservation Planner, Department of Planning and Community Development, and our citizens who invest time, energy and resources to restore and preserve historic properties in the City; and

WHEREAS, we extend our heartfelt thanks for the continued commitment to public service by these professionals and volunteers;

NOW, THEREFORE, I, Mayor Samuel Parham, by virtue of the authority vested in me by the City of Petersburg, do hereby proclaim the month of

May 2021

As

“HISTORIC PRESERVATION MONTH”

in the City of Petersburg, and urge all the citizens to join me in this special observance.

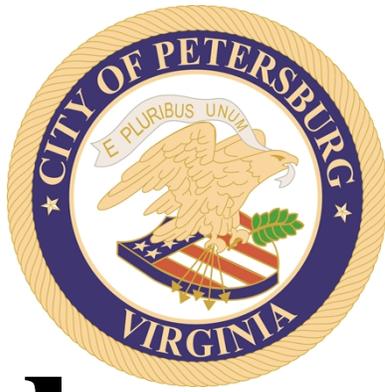
Dated: 05/18/2021

Mayor, Samuel Parham

ATTEST:

Clerk of Council, Nykesha D. Jackson

Petersburg



Virginia

Proclamation

WHEREAS, City of Petersburg recognizes that in 2006, the International Network for the Prevention of Elder Abuse proclaimed June 15th of each year as World Elder Abuse Awareness Day, and

WHEREAS, according to the Department of Justice (DOJ) Elder Abuse Initiative, elder abuse is an international or negligent act by any person that causes harm or a serious risk of harm to an older adult; subtypes of elder abuse include physical abuse, financial fraud, scams, exploitation, caregiver neglect and abandonment, psychological abuse, and sexual abuse, and

WHEREAS, DOJ also reports that elder abuse is a serious crime against some of our nation’s most vulnerable citizens, affecting at least 10 percent of older Americans every year, and

WHEREAS, some risk factors for elder abuse can include low social supports, poor physical health, and experience of previous traumatic events, according to the National Center on Elder Abuse, and

WHEREAS, close to half of elderly individuals who suffer from dementia will experience abuse during their lifetime, according to the Department of Justice. Research suggested that elderly individuals who experience cognitive impairment, physical disabilities, and isolation are more likely to become the victims of abuse than those without disabilities, and

WHEREAS, the Department for Aging and Rehabilitative Services (DARS) also reports that the majority of incidents of adult abuse, neglect or exploitation occurs in the adult’s own house or apartment; and National Adult Protective Services Association reports that approximately 90 percent of the perpetrators in elder financial exploitation case are family members or other trusted individuals, and

WHEREAS, elder abuse, neglect, or exploitation have no boundaries and cross all racial, social, class, gender, and geographic lines, according to the Elder Justice Coalition; and

WHEREAS, only a small fraction of elder abuse cases is reported to the authorities, public awareness of elder abuse has the potential to increase identification and reporting of this crime by the public, professionals, and victims, and

WHEREAS, the *Population Projection by Age and Sex for Virginia and its Localities, 2020-2040* produced by Demographics Research Group of the Weldon Cooper Center for Public Service, reports that the total number of Virginians over the age of 60 numbers 1,889,268 seniors, and

WHEREAS, the Virginia Department for Aging and Rehabilitative Services (DARS) reported data for state fiscal year 2020, of the 37,398 reports of adult abuse, neglect or exploitation received through the Adult Protective Services Program, 73 percent were persons age 60 years and older,

NOW, THEREFORE, I, Mayor Samuel Parham, by virtue of the authority vested in me by the City of Petersburg, do hereby proclaim

June 15, 2021

As

“WORLD ELDER ABUSE AWARENESS DAY”

in the City of Petersburg and urge all citizens in our community to take time during this important day to support older adults and the people who serve them as essential and valuable members of our community, and to identify and report suspected elder abuse within our community.

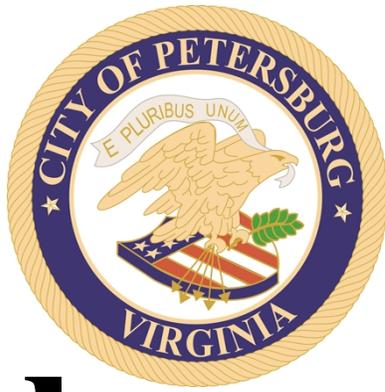
Dated: 05/18/2021

Mayor, Samuel Parham

ATTEST:

Clerk of Council, Nykesha D. Jackson

Petersburg



Virginia

Proclamation

WHEREAS, The Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and

WHEREAS, the members of the Petersburg Bureau of Police plan an essential role in safeguarding the rights and freedoms of the citizens of the City of Petersburg; and

WHEREAS, it is important that all citizens know and understands the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent deception and the weak against oppression; and

WHEREAS, the men and women of the Petersburg Bureau of Police unceasingly provide a vital public service;

NOW, THEREFORE, I, **Samuel Parham**, by virtue of the authority vested in me as Mayor of the City of Petersburg, do hereby proclaim

May 9-15, 2021
as
"NATIONAL POLICE WEEK"
and
May 15, 2021
as
"PEACE OFFICERS' MEMORIAL DAY"

in the City of Petersburg, and urge all patriotic, civic and educational organizations to observe this occasion with appropriate ceremonies and observances in which all of the citizens may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Dated: May 18, 2021

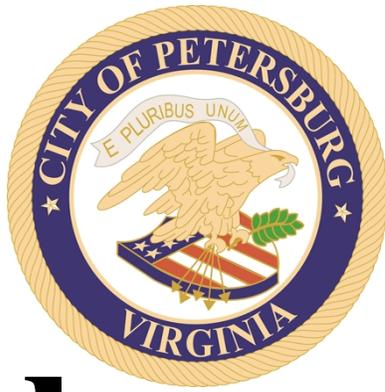


Mayor

ATTEST:

Clerk of Council, Nykesha D. Jackson

Petersburg



Virginia

Proclamation

WHEREAS, Virginia Emergency Medical Services is a vital public service; and

WHEREAS, the members of Petersburg Fire, Rescue and Emergency Services and Southside Virginia Emergency Crew are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services have grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, our citizens benefit daily from the dedicated efforts, knowledge and skills of the emergency medical services teams consisting of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrator, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of Petersburg Fire, Rescue and Emergency Services and Southside Virginia Emergency Crew, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, the hard work and dedication of these career and volunteer first responders, our citizens receive the finest emergency medical treatment in their most vulnerable moments. We would like to also honor and remember those EMS providers who have made the ultimate sacrifice and given their lives in the line of duty; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;

NOW, THEREFORE, I, **Samuel Parham**, by virtue of the authority vested in me as Mayor of the City of Petersburg, do hereby proclaim

May 16-22, 2021

As

“EMERGENCY MEDICAL SERVICES WEEK”

in the City of Petersburg, with the theme, *“Caring for our Communities.”* I encourage the community to observe this week with the appropriate programs, ceremonies and activities.

Dated: May 18, 2021



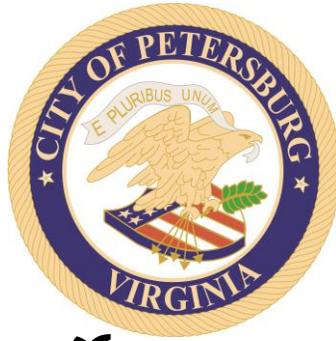
Mayor

ATTEST:

Clerk of Council, Nykesha D. Jackson

Office of the Mayor

Petersburg



Virginia

Proclamation

WHEREAS, Governor Ralph S. Northam, has proclaimed May 2021 as Business Appreciation Month in our Commonwealth of Virginia, and call this observance to the attention of all our citizens; and

WHEREAS, the proclamation is an effort to highlight Virginia’s Business Community, the foundation of our State’s economy; and

WHEREAS, the proclamation is made to recognize and celebrate those companies that anchor communities through Virginia; and

WHEREAS, Virginia is consistently chosen by businesses for its talented workforce, education system, central East Coast location, and advanced infrastructure; and

WHEREAS, Virginia is ranked as America’s Top State for Business by CNBC; and

WHEREAS, the Commonwealth recognizes the accomplishments of its small businesses, major employers, and entrepreneurs all of whom contribute greatly to building and sustaining Virginia’s economy; and

WHEREAS, the City of Petersburg recognizes and expresses appreciation for the Businesses in Petersburg who make up the local economy and provide employment opportunities to the City’s residents; and

WHEREAS, the diverse array of industries Petersburg businesses provide goods, services locally, throughout the Commonwealth of Virginia, and world-wide.

NOW, THEREFORE, I, Mayor Samuel Parham, by virtue of the authority vested in me by the City of Petersburg, do hereby proclaim the month of

May 2021

As

“BUSINESS APPRECIATION MONTH”

in the City of Petersburg and urges all citizens to support local businesses throughout the month and into the future.

Dated: 05/18/2021

Mayor, Samuel Parham

ATTEST:

Clerk of Council, Nykesha D. Jackson



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Christopher Walker

RE: **ABC Application for Old Townes Alibi**

PURPOSE: To receive comments from City Council in regard to the application for an ABC license for property located at 305 N Sycamore St Petersburg VA 23803-3229

REASON: Except for applicants for wine shipper’s, beer shipper’s, wine and beer shipper’s licenses, and delivery permits, the Board shall notify the local governing body of each license application through the county or city attorney or the chief law-enforcement officer of the locality. Local governing bodies shall submit objections to the granting of a license within 30 days of the filing of the application.

RECOMMENDATION:

Staff recommends City Council to review information on the ABC license application request and provide comments or questions to the chief law enforcement officer.

BACKGROUND: N/A

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

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:

1. Alibi
2. Old Townes Alibi Notification Letter





May 10, 2021

To Whom It May Concern:

This is to inform you that a retail application has been received from an establishment that is located in your city/county. The following is the basic information pertaining to the application:

License Number: 755277
Company Name: McCay Enterprises LLC
Trade Name: Old Townes Alibi
Address, City, State & Zip Code: 305 N Sycamore St Petersburg VA 23803-3229
Type of Establishment: Restaurant
Type of License Applied For: Wine and Beer On Premises Mixed Beverage Restaurant
Date of Receipt: May 5, 2021

You are receiving this email notification per Code §4.1-230-B, which states:

“Except for applicants for wine shipper’s, beer shipper’s, wine and beer shipper’s licenses, and delivery permits, the Board shall notify the local governing body of each license application through the county or city attorney or the chief law-enforcement officer of the locality. Local governing bodies shall submit objections to the granting of a license within 30 days of the filing of the application.”

Please feel free to contact our office at (804) 204-2302 if you have any questions, need any further information or wish to file any objections against the above listed application. Please be sure to reference the license number listed above.

Thank you,

Emma A Mercer

Emma A Mercer
Licensing Technician
804-204-2302
Emma.Mercer@abc.virginia.gov





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH:

FROM:

RE: Minutes of May 3, 2021 City Council Work Session and May 6, 2021, Closed Session City Council Meeting and May 12, 2021, Closed Session City Council Meeting

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. May 3, 2021 Special City Council Work Session Minutes
2. May 6, 2021 Closed Session Meeting Minutes
3. May 12, 2021 Closed Session Meeting Minutes

The Work Session meeting of the Petersburg City Council was held on Monday, May 3, 2021, live streamed. Mayor Parham called the meeting to order at 12:02p.m.

1. ROLL CALL:

Present:

Council Member Charles H. Cuthbert, Jr.
Council Member Treska Wilson-Smith
Council Member W. Howard Myers
Council Member Darrin Hill
Mayor Samuel Parham

Absent: Vice Mayor Annette Smith-Lee
Council Member John A. Hart, Sr.

Present from City Council Administration:
Interim City Kenneth Miller
City Attorney Anthony C. Williams
Clerk of Council Nykesha 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 is present.

Vice Mayor Smith-Lee and Council Member Hart is absent during roll call.

5. APPROVAL OF CONSENT AGENDA (TI INCLUDE MINUTES OF PREVIOUS MEETING/S):

- a. 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

*Audio available upon request.

- 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 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 Street 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 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)
 - 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 Street.
 - 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.

Council Member Hill made a motion to approve the consent agenda as read. The motion was seconded by Council Member Myers.

There was discussion among City Council Members.

Ms. Jackson stated, "The person or department that submitted the first item, 'Item A', it should not be April 20th it should be May 18th. Which I already have in place to be advertised for May 18th."

Council Member Wilson-Smith stated, "And item D-H also does not have a date."

Ms. Jackson stated, "It is in the yellow sheet that has the date on there."

Council Member Wilson-Smith stated, "All of these are May 18th?"

Ms. Jackson stated, "Yes ma'am."

There was discussion among staff and council.

Council Member Wilson-Smith made a substitute motion to approve the agenda as amended. The

*Audio available upon request.

motion was seconded by Council Member Cuthbert. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hill, Smith-Lee, and Parham; Absent: Hart

6. SPECIAL REPORTS:

- a. A report on the status of the Jarratt House Stabilization Project.

Kate Sangregorio, Preservation Planner, gave a PowerPoint presentation update on the Jarratt House Stabilization Project.

Key points:

- House was constructed in 1820 and it is the oldest structure on Pocohontas Island.
- Significant owners include Native American woman named Lavinia Sampson, and the prominent African American Jarratt Family. They donated the house to the City in 1991.
- The goal of the project is to protect and use the significant historic structure.
- Phase One has been completed to prevent the house from collapsing.
- The concern of the building came in 2014. And in 2017 a report was done on the structure.
- Work began in September in 2020 and finished in March 2021.
- The work was done by Daniel and Company with Virginia Masonry Restoration.
- The Cameron Foundation awarded a grant in 2016 for \$81,060. Two fiscal years of CDBG funding were awarded (FY2015 - \$192,400; FY2019 - \$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)

Council Member Cuthbert stated, "I do not have any questions. I want to thank everybody who is responsible for getting us to this point. This building was going in the wrong direction for a while. And thanks to City Council, Mrs. Ferrell-Benavides, Ms. Sangregorio, Mr. Lyons, and many others. This building has been pulled back from the brink of disappearing. We have now got the envelope secured and a lot of work remains to be done and you all realize that. The building will survive I am sure as long as Petersburg survives. So, I thank everyone involved, especially Ms. Sangregorio. Thank you, Mr. Mayor."

Mayor Parham stated, "Thank you all for the presentation. There was tremendous work done there. We look forward to moving on to the next phase."

- b. A report on proposed signage for historic properties on High Street

Kate Sangregorio, Preservation Planner, gave a PowerPoint presentation update on proposed signage for historic properties on High Street.

Key points:

- Size of sign face is 12 inches x 8 ½ inches. It is printed on a 1/8-inch-thick aluminum plate with a UV coating.
- The design was based on other historic signage in the City.
- Proposed use of the old Petersburg seal at the top of the signs. Some 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.
- 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.

*Audio available upon request.

- 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 12th ARB meeting.
- The size falls within a zoning ordinance exemption for allowing one square foot of signage for residential properties (Article 21 Section 5.6).

c. Presentation on Neighborhood Services 2021

Bradley Shupp, Property Maintenance Official, gave a PowerPoint presentation on Neighborhood Services.

More key points:

- Thanked Frank Poulin for taking the department to where they needed and hope to continue moving in the right direction.
- If you have not read the article in the Progress-Index on Mr. Poulin then it is a must read. And thanked everyone for the tree ceremony for Mr. Poulin.
- Have a total of five divisions with a total of 14 employees. Neighborhood Services is funded in part through CDBG and General funds.
- They are doing an upgrade to the outdated tracking software.
- 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 closet inspector.
- 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.
- Their goal is to obtain voluntary compliance with the provisions of the City Code by all citizens.
- Neighborhood Services has closed 220 of 930 cases since July 1, 2020.
- Collected \$11,400 in civil fines. \$47,050 in the process of being converted into taxable liens.

There was discussion among City Council and staff.

d. A report on the status of the Community Development Block Grant (CDBG) Program for FY2021 and FY2022.

Reginald Tabor, Interim Director of Planning and Community Development, gave an overview of the Community Development Block Grant Program for FY2021 and FY2022.

Key points:

- On February 2, 2021, advertised request for proposals and deadline to accept proposals. (Completed)
- On February 16, 2021, advertised for the public hearing. (Completed)
- Conduct public hearing of need (March 2, 2021) (CDBG Staff and Citizens Advisory Board)
- March 9, 2021 is the deadline for accepting proposals. (Completed)
- March 30, 2021, reviewed proposals with staff (March 30, 2021) (Completed)
- May 10, 2021, review & confirm recommendation from CDBG staff and community advisory board.

There was discussion among City Council and staff.

Council Member Wilson-Smith stated, "As Mr. Tabor said and as we are aware there are two citizens on our Citizen Advisory Board. But we are supposed to have a citizen from each board on that board. And we have enough applications in. We have an application for Ward 3, Ward 1, Ward 2, Ward 7, and Ward 6. I think

*Audio available upon request.

the two citizens on the board cover Ward 4 and Ward 5. So, I am asking that our next City Council Meeting if we could look at those applications and the Citizen Advisory Board and a point to make this a full board.”

Mayor Parham stated, “We will add that to the agenda for the 18th.”

Council Member Cuthbert stated, “Thank you Mr. Mayor. I think that we have already done this and gone through the applications. And apparently it was not the will of council to appoint those people to the CDBG Advisory Board. And maybe there are some more applications and there is no prohibition against us reconsidering applications that we did not want to draw appointments from in the past. But I think that we have done this once. That is comment one. Comment two, I would like Ms. Jackson to address the comment by Mrs. Wilson-Smith that we are supposed to have a member from each ward. I was not aware that that was the case. Ms. Jackson, can you hear me, and can you affirm or refute that we are required to have a representative on the CDBG Advisory Board from each ward.”

Ms. Jackson stated, “Yes. It says that it is one from each of the seven wards. And it is two at-large positions. There are nine members that are appointed by City Council.”

Council Member Cuthbert stated, “Is that by ordinance? What are you looking at?”

Ms. Jackson stated, “That is the information that is on the sheet that comes with each board that I create on my information sheet. But I can send that information to you so that you can see it. And it also has how many term years that they have which is a four-year term and it has the two new members that are currently on the board.”

Council Member Cuthbert stated, “When was that information added to the sheet? Because I think I looked at that sheet in the past and I have not seen that information on it.”

Ms. Jackson stated, “On the past sheet it has the total number of appointed members at the very top.”

Council Member Cuthbert stated, “Right. But there is nothing on the earlier version that says that it has to be one from each ward was there?”

Ms. Jackson stated, “It is in the description under duties on the excel sheet. They are always on there for boards that require a certain number of members. It is on every sheet.”

Council Member Cuthbert stated, “Well it is now but it was not in the past, was it?”

Ms. Jackson stated, “Yes it was in the past.”

Council Member Cuthbert stated, “When did council establish that requirement?”

Ms. Jackson stated, “That is a requirement of the board. I guess the resolution that was appointed years ago, and it was never changed.”

Council Member Cuthbert stated, “Can you look up that resolution? Some things have a way of being folklore. That is the only basis for it. But I have looked at the sheet in the past and there has been no reference to this. So, for our May 18th meeting can you research that. And it may well be and there is an ordinance that may require one from each ward and two at-large from what I have heard today. If there is such an ordinance or resolution if you will include that in council’s packet for our May 18th meeting. Please.”

Ms. Jackson stated, “I will add that to the next meeting, and I will include all that information with it.”

*Audio available upon request.

Council Member Cuthbert stated, "That is great. I sure appreciate. Thank you."

Council Member Wilson-Smith stated, "We had two people to apply in 2019, four people to apply in 2020 and two have applied in 2021. Now we talked about this in 2020 but we did not like Mr. Cuthbert said, appoint these people. We did not appoint them without any rhyme or reason. We just did not appoint them. Nor did we appoint the people from 2019 for any rhyme or reason. These are tax paying citizens who want to help the City that they live in. We owe them the opportunity to volunteer and help. If we do not want these people on the boards, we should be able to say that you are not qualified or according to your resume this does not fit you. But to just throw people away is not good. And there are enough people on this sheet who have applied that we can fill that board. That is an important board. Mr. Tabor is meeting with two citizens to make decisions about how we are going to spend CDBG money. It should not be that way. So, I think that we have a responsibility to look at this and fill this board. That is all that I have thank you."

Council Member Cuthbert stated, "I think that it would be a real mistake for us to start giving reasons in the public for not making appointments. Unless we want to see ourselves in defending a slander suit. And I am not interested in being included in such a suit. I think that we have to use good judgement and confidence and I am convinced that City Council has done that. I do not think that we ought to be bludgeoned into a decision in appointing anyone by a made-up requirement that we have to justify our decision. We do not have to do that. We may well have good reason and I am satisfied that we do. I do not think that we need to broadcast what we see as citizens efficiencies in public. Thank you, Mr. Mayor."

Council Member Wilson-Smith stated, "Can I make one last comment. I am not budging anyone into anything. I am not a bully. I am simply saying the citizens, the people who voted us into office wants to work with the City. Now whether you want to give them the reason publicly or private everyone needs an explanation. You cannot send people away without making them feel unwanted or making them feel that their services are not needed. I am on council and I have no reason of knowing why it is that we did not choose some people. No reason at all. It is not a conversation that I will continue at that point. But the record must show that I am not forcing anyone to not anything. My motive is to be fair to everyone. To council and to the citizens. When people vote for us, we owe them an explanation. And that is all that I have. Thank you."

Ms. Jackson stated, "I would like to say that in the last three years this board has come up before council and I have stated in the board that they are ward related. All the appointments to it have to be one person from each ward. I also provided information in the past each time it did come up on the agenda because we did not have any members from each of the wards. We usually had two people to apply, and they were from one ward. We recently within the last two years had people each ward to start applying. And that was the major reason why there is no one on the board or no one was appointed. But it was stated in the past each time that it was brought up at the council meeting that it does have to be one person from each of the seven wards. I just wanted to put that on the record to make sure that everyone understood that it was sent out."

Council Member Cuthbert asked, "Ms. Jackson is that a council created obligation or is that some state or federal law that requires us to make these appointments by ward?"

Ms. Jackson stated, "That is something that you can change. Based off the resolution when I did look at it in the past it is something that council created in 1985. But it is up to the will of council if you choose to change it from the amount of people or to have one from each ward. I can get with Reggie to see if he has anything in his office regarding CDBG Board. But based off the resolution it only states that the City Council back then appointed people with one from each ward. It is probably something that you can change but I can get with him and see if there is any other information than what was stated."

*Audio available upon request.

Council Member Cuthbert stated, "Thank you. And thank you Mr. Mayor."

e. COVID-19 Update

Darnetta Tyus, Deputy City Manager, gave an update on COVID-19.

Key points:

- Petersburg has 3,815 cases.
- The death total is now 84.
- Testing is still available at Pathways on Wednesday's after 3pm
- Scheduling is done by Crater Health Department by calling 804-862-8989.
- On May 11, 2021, the Crater Health Department will host a Moderna Vaccine Clinic at Tabernacle Community Life Center on Halifax Street.
- On May 11, 2021, Petersburg Mobile Clinic has now resume and will administer J & J vaccines at Crater Square, Crater Townhomes and Flagship Inn from 2pm to 5pm.

There was discussion among City Council and staff.

7. MONTHLY REPORTS:

*No items under this portion of the agenda.

8. FINANCE AND BUDGET REPORT:

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

Robert Floyd, Director of Budget and Procurement, and Stacey Jordan, Interim Finance Director, gave a PowerPoint on the City's Financial Policies.

Key points:

- Financial Policy Objectives is to contribute to the City's ability to insulate itself from fiscal crisis, promote long-term financial stability by, direct attention to the total financial picture of the City, link long-run financial planning with day-to-day operations, provides City Council and citizens with an outline for gauging the fiscal impact against established guidelines, and to ensure that the organizational has sufficient resources.
- City Manager submits proposed budget no later than April 1st of each year.
- City Council holds a public hearing for interested citizens to be given an opportunity to be heard on issues related to the proposed budget.
- City Council may make adjustments with at least four members of City Council's prior approval.
- City Council votes to approve the proposed budget.
- The City has developed a five-year Capital Improvement Plan which will serve as the basis for planning and prioritizing the City's capital improvement needs based on affordability and compliance with debt and reserve policies.
- The capital improvements plan will only include projects with identified and known realistic funding sources. The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.
- The City will consider all capital improvements in accordance with an adopted CIP.
- The City will maintain its assets to minimize future maintenance and replacement costs.
- Capital budget will be developed yearly according to the CIP.
- Replacement and maintenance schedules need to be developed based on the CIP.

*Audio available upon request.

- The City will confine long-term borrowing to capital improvement or projects that cannot be financed from current revenues.
- When capital improvements or other projects are funded by issuing bonds or capital leases, it will repay the debt within a period not to exceed the expected useful life of the project.
- Unassigned fund balance shall not be used for annual recurring expenditures, except for unforeseen emergency circumstances. The City shall have a minimum initial target unassigned fund balance that represents 30 days of its general fund operating expenditures. This will include the City budgeting \$1,000,000 annually toward the unassigned fund balance.
- Days in reserve is calculated based on a General Fund Balance of \$74.72 Million at \$204,725 per day.

There was discussion among City Council and staff.

Council Member Cuthbert asked can the policy be put back on the July work session agenda.

Mr. Floyd stated that he will put it on there.

There was discussion among Council Members and staff regarding the financial policy and the Rules of Council with the approval of funding for City funds and expenditures and the differences.

Council Member Cuthbert asked Ms. Jackson to bring back any information on the ordinance or findings of approvals of over \$100 appropriations or information on the discussion of a change and whether it was approved or not.

Ms. Jackson stated she will bring back that information.

There was input from City Attorney and Mr. Floyd regarding the conversation on public hearings and council approvals on appropriations over \$100.

9. CAPITAL PROJECTS UPDATE:

a. LED Project Update

Tangela Innis, Director of Public Utilities, gave an overview of the LED Project.

Key points:

- The City is replacing 3,199 streetlights in a four-phase process.
- The cost to the City will be approximately \$503,581.36. And it will be funded in City's Urban Allocation Funds.
- The monthly savings to the City is \$10,637.15 and the annual savings of \$127,645.80.
- The project is projected to be completed in Spring 2022. The project officially kicked off on April 27th.
- In attendance at the Kick-Off was Mayor Samuel Parham, Council Member Charlie Cuthbert, Council Member Darrin Hill, Deputy City Manager Lionel Lyons, Director of Public Utilities, Tangela Innis and other City staff. As well as Anita Powell, representative from Dominion Energy and Jenni Northedge and Susan Simon and other Dominion Energy staff.

Mayor Parham stated, "Thank you Mrs. Innis. It was a great day. It was something that is very near and dear in lighting up the City. I would like to thank all the City staff and Dominion Power for our kick-off event. And I noticed crews working today upgrading and updating lights. So again, thank you all for getting this off the ground. We look forward to completion in 2022."

*Audio available upon request.

Mr. Lyons stated, "We do not have all the details, but a lot of work is going on right now behind the scenes as it relates to our Park -N -Ride Structure. We anticipate coming back to you all sometime soon to give you an update within the next 30 days. Mrs. Innis and Mr. Temi who is the project manager has gotten through a big hurdle thanks to Mr. Floyd and procurement."

10. UTILITIES:

*No items for this portion of the agenda.

11. STREETS:

*No items for this portion of the agenda.

12. FACILITIES:

*No items for this portion of the agenda.

13. ECONOMIC DEVELOPMENT:

Mr. Lyons stated, "A lot of good work. As you all are aware of the big announcement for tomorrow with the Governor's Office. We will update you in terms of all the economic development projects. Ms. Boone and staff meet on a weekly basis to go over projects. We have been following up on a number of requests as it relates to City owned property. Finally, there is still a tremendous amount of work taking place. I sent you all an email with information on ARWA and the things going on at that site."

Council Member Hill stated, "That the City has been blessed with a lot of businesses still open during the pandemic. I, the Mayor, and other council members have gone to a lot of ribbon cutting ceremonies in the past months. We have not had a lot of businesses closing like other localities have. I have noticed that in the City of Petersburg even during this pandemic that a lot of businesses have been staying open. That is why it is so important that we give them the information. Often, we need to look at the new businesses that are open. But we must give means to the businesses that are still establishing in the area as well and see how we can still help them as well. I just wanted the citizens to know that the City is thriving and doing well. Thank you, Mr. Mayor."

14. CITY MANAGER'S AGENDA:

a. City Manager's Report

Mr. Miller stated, "Yes Mr. Mayor. You all have my report. I do want to say this. I want to thank all our staff who are working hard in this great City of Petersburg. We are having a great time. I really appreciate all the work that the staff does. Whether it is fixing roads or responding to calls of service. Each staff is getting that, and we have a long way to go but we have come a mighty long way. You have a copy of my report. I just want to thank you so much Mr. Mayor and council members for allowing us to just be a part of this with you to show Petersburg the great City that it is. Thank you."

15. BUSINESS OR REPORTS FROM THE CLERK:

*No items for this portion of the agenda.

16. BUSINESS OR REPORTS FROM THE CITY ATTORNEY:

*Audio available upon request.

*No items for this portion of the agenda.

17. PUBLIC COMMENTS:

JaVonni Brustow, 118 Crater Woods Court, stated, "I wanted to know what happened to the COVID Manager Candidate that spoke to the council some time last year. I believe that he was a college fellow. I think that if we had gone with him or someone else, we might have had some faster progress with COVID. I also believe that he was not going to come as a cost to the City and it would probably be less work on the assistant city manager than who is currently doing this work aside from their job responsibilities. And one of the things that could have been worked on is opening the public library. I know that the last City Manager stated that she wanted to have it open last summer by using contactless thermometers and contactless doors. But it has been about a year and I know that the library is still closed. I think that our lease is about \$100,000 a year so that is six figures down the drain. I think that is something to think about in ways to get it back open sooner. During the last meeting Council Member Treska Wilson-Smith pointed out that there was an 80-year-old woman that had sewage backed up in her home. And she said that it was not discussed during the last council meeting. I wanted to state that if this were brought up that doing so would show some concern on behalf of the City. Because not addressing the issue would provoke other citizens to go straight to litigation if they had sewage problems. Because in the eyes of the citizens and looking at it says that the City shows no concern. In the event if the citizen were to try and sue it is probably a good chance that she would win. Going back to the fact the City Manager Tyrell said that we needed about \$90 million dollars for water infrastructure upgrades and that would show a history of water drainage issues here and history of neglect. So, just for the sake of covering your self in the future I think that it would be a good idea to at least acknowledge it and say what is being done moving forward. And lastly months ago there was discussion on creating a process for boards and commission appointments. And I see that we are still having disagreements on that. So, I am wondering if you have any intentions on moving forward with that process. It has seemed to be fallen off since it has been introduced. And that is all that I have for right now. Thank you."

Delores Smith, 410 Mistletoe Street, stated, "The question that I wanted to know is about Social Services. How you can never reach anyone at Social Services. And I do not understand why. I wanted to know is the Social Services closed. We cannot seem to reach anyone at Social Services."

Mayor Parham stated, "We will have someone to reach back out to you to answer that question."

Ms. Tyus stated, "Let me give a number. 804-704-7981. Please give me a call so I can come to understand and have a resolution for what your challenge is."

Barbara Rudolph, 1675 Mt. Vernon Street, stated, "I also wanted to talk about the boards and commissions that Mr. Brustow mentioned a few minutes ago. My recollection is that last year our City Attorney made a PowerPoint presentation to council where he had gone and done a lot of research and put a lot of thought into how the City could equitably appoint people to boards and commissions and have a set process so that we would address some of these occurring questions that come up almost every time there is a vacancy. And the council does not follow uniform policy. I do remember also that Mr. Williams presentation talked about the advantages of the City attracting people to be on boards and commissions and the talents that they have to contribute and the way that those people may become more civically involved. My impression of the whole thing is that it was really good, and I have not been able to find it since on the City's website, so I think that it is one of those council meeting presentations that did not get posted. And I hope that it will be. I am asking that it is. And I also would like to know what is the follow up. At the time that Mr. Williams talked about it I remember that Council Member Cuthbert was really impressed, and I do not remember anyone else saying anything. It just seemed to disappear. And he made some excellent recommendations and I think that the City would be well advised to adopt to help prevent all this discussion and back and forth that happens every time there is an

*Audio available upon request.

appointment to be made. Thank you.”

Mayor Parham stated, “I just want to remind all council members that I look forward to seeing you for our closed session meeting on Thursday at 12noon via zoom. Information will be sent out.”

18. ADJOURNMENT:

City Council adjourned at 2:24 p.m.

Clerk of City Council

APPROVED:

Mayor

DRAFT

*Audio available upon request.

The Special Called Closed Session Meeting of the Petersburg City Council was held on Thursday, May 6, 2021, on live stream. Council Member Parham called the Special Called Closed Session Meeting to order at 12:06 p.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:

Nykesha D. Jackson, Clerk of Council
Anthony Williams, City Attorney

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 Hart made a motion that the City Council go into closed session for the purposes noted. The motion was seconded by Council Member Hill. There was no discussion on the motion, which was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee and Parham

City Council entered closed session at 12:07 p.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 Hart. There was no discussion on the motion.

The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Wilson-Smith, Hart, Hill, and Parham; Absent: Myers and Smith-Lee

*Audio available upon request.

21-R-40 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 3:56 p.m.

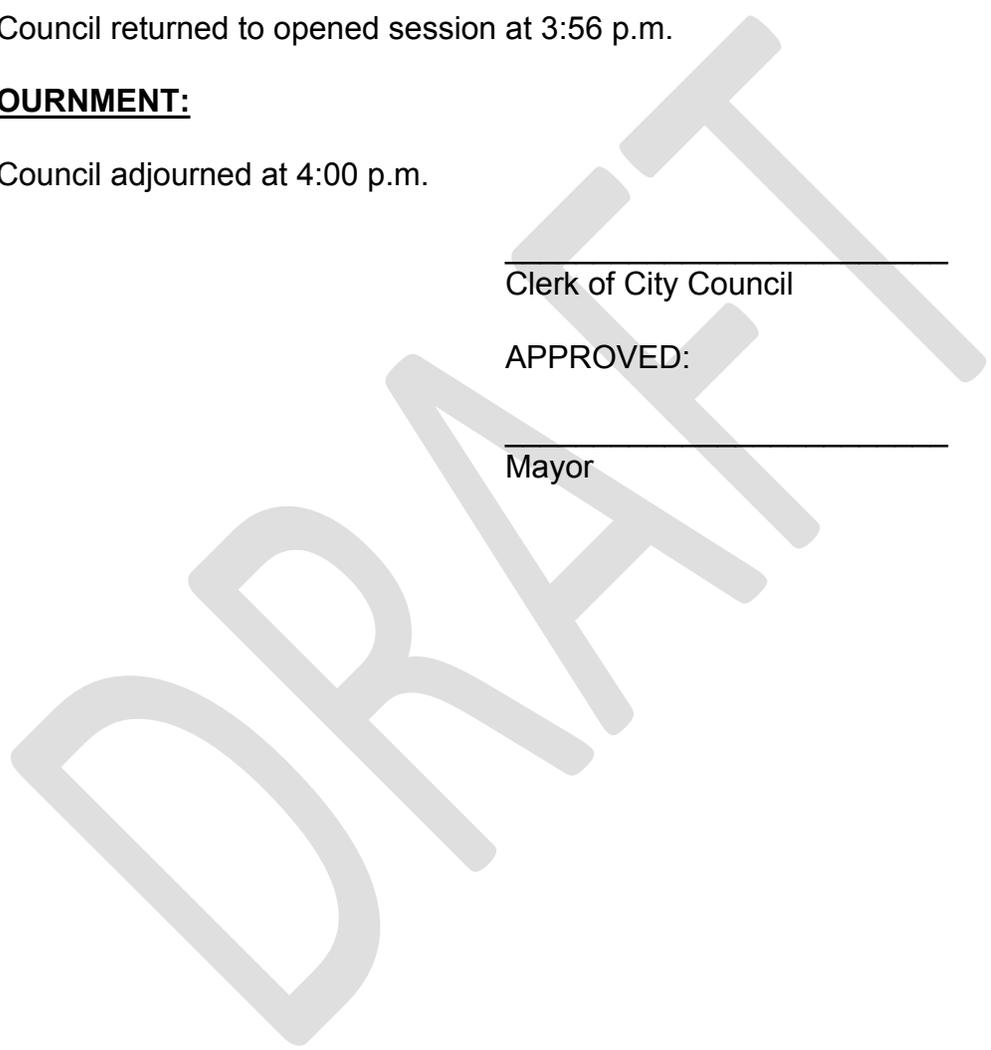
3. ADJOURNMENT:

City Council adjourned at 4:00 p.m.

Clerk of City Council

APPROVED:

Mayor



*Audio available upon request.

The Special Called Closed Session Meeting of the Petersburg City Council was held on Wednesday, May 12, 2021, on live stream. Council Member Parham called the Special Called Closed Session Meeting to order at 12:00 p.m.

1. ROLL CALL:

Present:

Council Member Charles H. Cuthbert, Jr
Council Member Treska Wilson-Smith
Council Member John A. Hart, Sr.
Council Member Darrin Hill
Vice Mayor Annette Smith-Lee
Mayor Samuel Parham

Absent: Council Member W. Howard Myers (arrived after roll call)

Present from City Administration:

Kenneth Miller, Interim City Manager
Nykesha D. Jackson, Clerk of Council
Anthony Williams, City Attorney

2. CLOSED SESSION:

- 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 matters requiring legal advice from the City Attorney concerning U.S. District Court Civil Action. 3:19-cv-00750 and legal consultation on issues relating to §15.2-1525 of the Code of Virginia and §2-2.1 of the City Code and other legal matters requiring the advice of the City Attorney.

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 Hart. There was no discussion on the motion, which was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Wilson-Smith, Myers, Hart, Hill, Smith-Lee and Parham

City Council entered closed session at 12:02 p.m.

CERTIFICATION:

Mr. Williams stated, "The Mayor would entertain a motion to conclude the closed session called this evening to certify in accordance with §2.2-3712 that the Code of Virginia that to the best of each members knowledge that only public business matter lawfully exempted from the opening meeting requirements were discussed and that only such public business matters were identified in the motion by which the closed meeting was convened, heard, discussed, or considered. If any member believes that there was a departure from the foregoing requirements should so state prior to

*Audio available upon request.

the vote indicating the substance for departure that in his or her judgment has taken place. This requires a roll call vote Mr. Mayor.”

Council Member Myers 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 Hart. There was no discussion on the motion.

The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Wilson-Smith, Hart, Hill, and Parham; Absent: Myers and Smith-Lee

21-R-41 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 12:49 p.m.

3. CONSIDERATION AND DISCUSSION:

- a. Discussion and consideration of renaming pavilion located at William Spratley Park on Farmer Street after Willie Fobbs.

BACKGROUND: Mr. Fobbs is worthy of having the pavilion named in his honor mainly because he was a pillar of the 6 Ward neighborhood. He was a staunch supporter of all hometown sports, adult and youth alike. Mr. Fobbs was truly an icon to members of the Whop City Committee and inspired them to become better men through his leadership and example. Naming the pavilion will encourage persons to keep the area clean as a memorial to a man who was loved and respected all over the City and especially in Ward 6 neighborhood. The Whop City Committee, Inc will be celebrating Whop City Day on May 29, 2021 and would like the pavilion name to coincide with that event.

RECOMMENDATION: Renaming the William Spratley Park on Farmer Street to Willie Fobbs Park.

Vice Mayor Smith-Lee gave a brief overview of the request.

All members of council were in agreement with the renaming of the pavilion.

Ms. Jackson stated that she will add it to the May 18, 2021, City Council agenda for approval.

4. ADJOURNMENT:

*Audio available upon request.

City Council adjourned at 12:55 p.m.

Clerk of City Council

APPROVED:

Mayor

DRAFT

*Audio available upon request.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Maria Pitre-Martin, Robert Floyd

RE: **A public hearing and consideration for Petersburg City Public School's FY2021-22 Budget (2nd reading of ordinance)**

PURPOSE: Hold 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: Hold a public hearing and consideration for Petersburg City Public Schools FY2021-22 Budget and receive public comments. (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: 5/18/2021

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



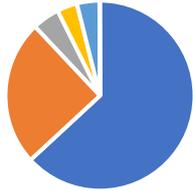
**Petersburg City
Public Schools
Page 35 of 538**

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

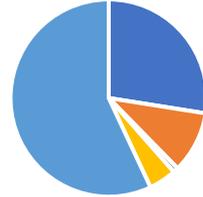
Expenditures by Fund

Operating



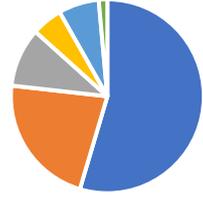
- Salaries ■ Benefits
- Services ■ Other
- Supplies ■ Capital

Food Service



- Salaries ■ Benefits
- Services ■ Other
- Food/Supplies

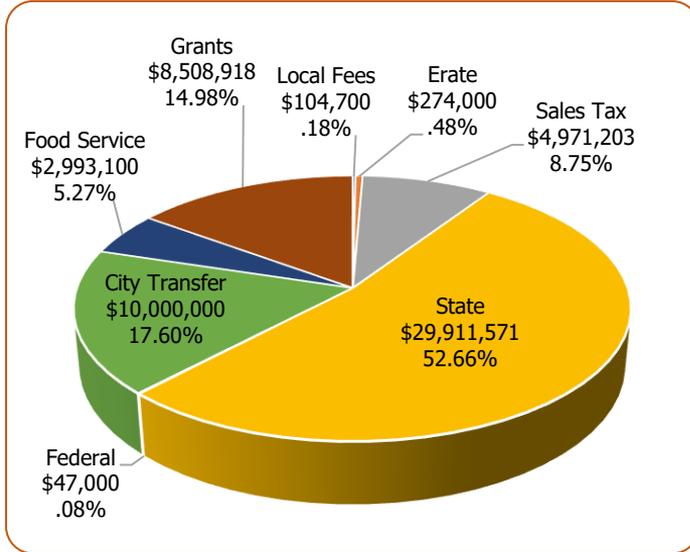
Grants



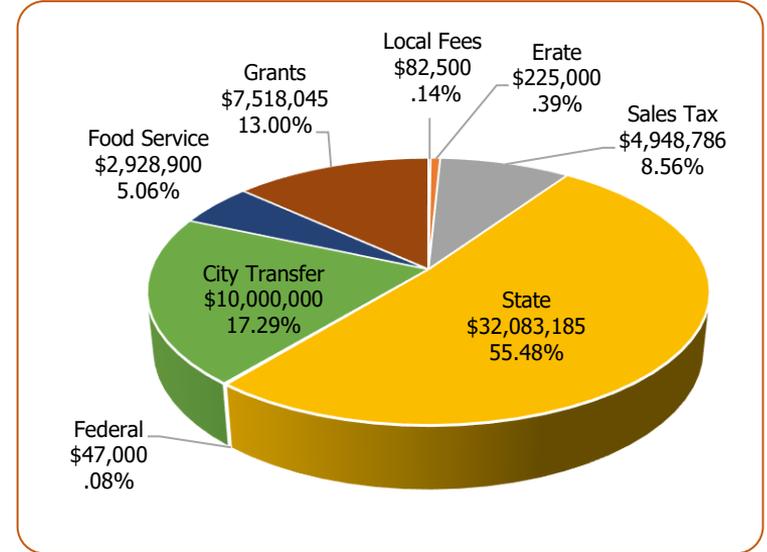
- Salaries ■ Benefits ■ Services
- Other ■ Supplies ■ Capital

<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

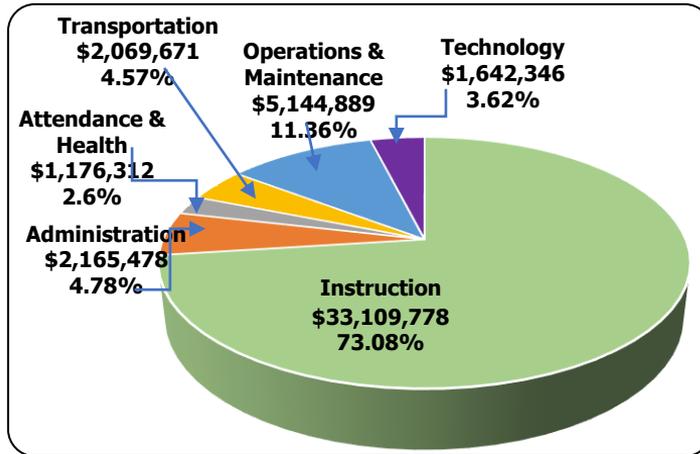


FY2022
\$57,833,416

Operating Fund Expenditures

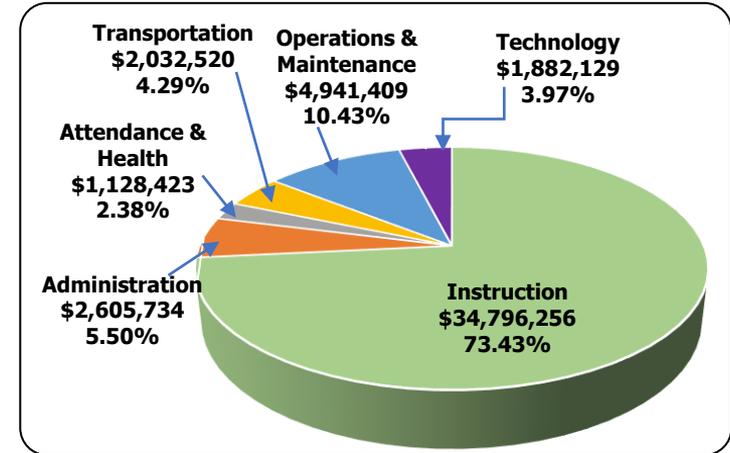
FY2021

\$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 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Robert Floyd

RE: **A public hearing for the City of Petersburg's FY2021-22 Proposed Operating and Capital Budget. (2nd Reading)**

PURPOSE: A public hearing on May 18, 2021 for the City of Petersburg's FY2021-22 Proposed Operating and Capital Budget. (2nd Reading)

REASON: In accordance with Section 15.2-2506, the City of Petersburg must hold a public hearing on the operating budget.

RECOMMENDATION: To hold a public hearing for the City of Petersburg's FY2021-22 Proposed Operating Budget and receive public comments.

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 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Marie Pitre-Martin

RE: **A public hearing and consideration for the Supplemental Appropriation for Petersburg Public Schools in the amount of \$3,538,588 (2nd Reading).**

PURPOSE: To hold a public hearing on the 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: A Public Hearing and consideration for the Supplemental Appropriation 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

FY21 Revised
 1,098,567 \$ 125,000 Robins Foundation - Teacher retainage and recruitment
 3,146,959 \$ 5,000 Community Foundation - Playground equipment Pleasants Lane
 130,000

16,624,754 \$ (120,000) Virginia Reading Corp (PCPS did not participate in FY21)
 (5,000) Virginia Middle School Teacher Corp (reduction in grant)
 (3) Reduced Project Grad to match award from DOE
 (125,000)

31,500 New School Improvement Grant
 3,000,000 New CARES Funding
 50,713 CARES Technology Increase
 3,082,213

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 18, 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: Tangela Innis

RE: **A public hearing regarding a proposed ordinance to amend and re-adopt sections 114-68 and 114-204 and to adopt sections 114-73 and 114-218 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:

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 (1)
2. LSAH Connection Fee Payment Program

AN ORDINANCE TO AMEND AND RE-ADOPT SECTIONS 114-68 AND 114-204 AND TO ADOPT SECTIONS 114-73 AND 114-218 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 114-218 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.*

The Department of Public Works and Utilities

City of Petersburg
VIRGINIA

**Water and Sewer Connection Fee Payment
Plan Program for
Large Scale Affordable Housing
May 18, 2021**

LSAH Connection Fee Payment Plan



Background

- Connection Fees are assessed by the City in accordance with City Code Sections 114-68 and 114-204.
 - Fees are assessed based on the following (typical situations):
 - For residential/commercial/industrial, fees are based on meter size.
 - For multi-family residential (apartments, condos, etc.), fees are assessed based on the number of units.
 - Fees are assessed when:
 - Making new connections to the Utility System.
 - Changes in existing use
 - Residential → Commercial
 - Commercial → Multi-Family
 - Single Family Residential → Multi-Family Residential
 - Increased usage requiring a larger meter.
 - Fees are not refunded for downsizing a meter.
 - Existing meter size is used as a credit towards changes in use or upsizing.

LSAH Connection Fee Payment Plan



Background (Continued)

- Connection Fees are a “buy-in” to the existing system improvements and to help finance future improvements. “Growth pays for Growth”.
- Connection Fees do not include physical connections to the system
 - Physical service connections are covered under “Tap Fees”
- Connection Fees can be quite costly for large developments.
 - A new home has fees totaling \$7,980.
 - A new commercial development with a 6” water meter would be \$299,000.
 - A 100-unit Apartment complex would be \$798,000.
- Fees are due upfront, prior to establishing service.
- Utilities staff make an effort to inform developers of connection fees during preliminary development meetings and include a note about connection fees with plan review comments.
- Where fees are more involved than a single-family residence, staff generate a Connection Fee Sheet.

LSAH Connection Fee Payment Plan



Proposal

- Attenuate the large upfront connection fee costs with a payment plan program.
- The payment plan would only be for qualifying Large-Scale Affordable Housing projects.
 - Minimum of 23 units
 - Current on all taxes owed to the City
 - Affordable rates for those at or below the City's median household income.
- Payment Plans would have a maximum term of 5 years.

LSAH Connection Fee Payment Plan



Proposal (Continued)

- The plan should allow for administrative costs and construction cost escalation.
- All payment plans under this program would be presented as legal agreements to City Council for approval and referred to the CM for execution.
- Payment Plan agreements would be recorded as liens on the property.
- Failure to pay connection fees at the end of the payment period would result service disconnection and legal remedies.
- The only project that would currently be affected by this program is Southline at Perry Place. Ongoing PRHA projects have not resulted in a change of use or increased the number of units.

LSAH Connection Fee Payment Plan



Recommendation for City Council to approve the Ordinance which does the following:

- Amendment and Re-adoption of the sections 114-68 and 114-204 of the Petersburg City Code.
- Adoption of sections 114-73 and 114-218 Petersburg City Code to establish a Water and Sewer Connection Fee Payment Plan Program for large scale affordable housing projects.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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: **A Public Hearing regarding a proposal to purchase City-owned property at 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 authorizing 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 that the City Council does not approve the ordinance approving the sale of City-owned property at 703 E. Bank Street, 357 University Boulevard, and 351-53 University Boulevard to MLW Homes LLC. 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 tax 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: 20-R-68 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.

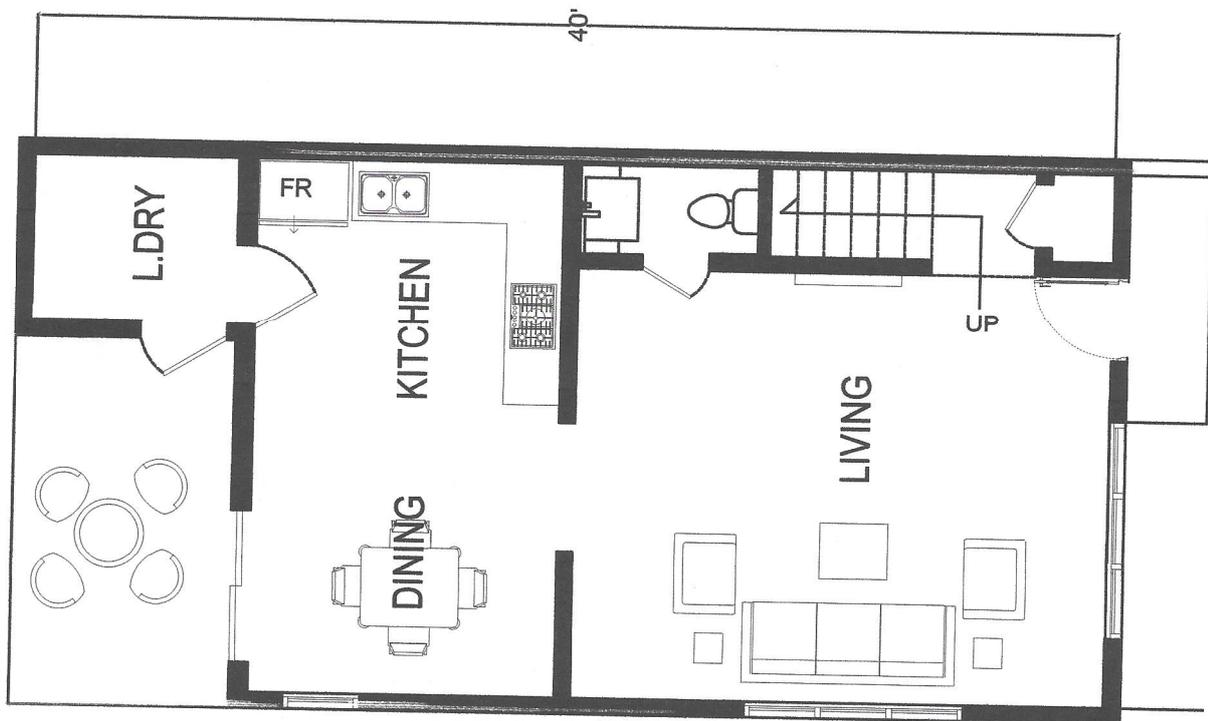
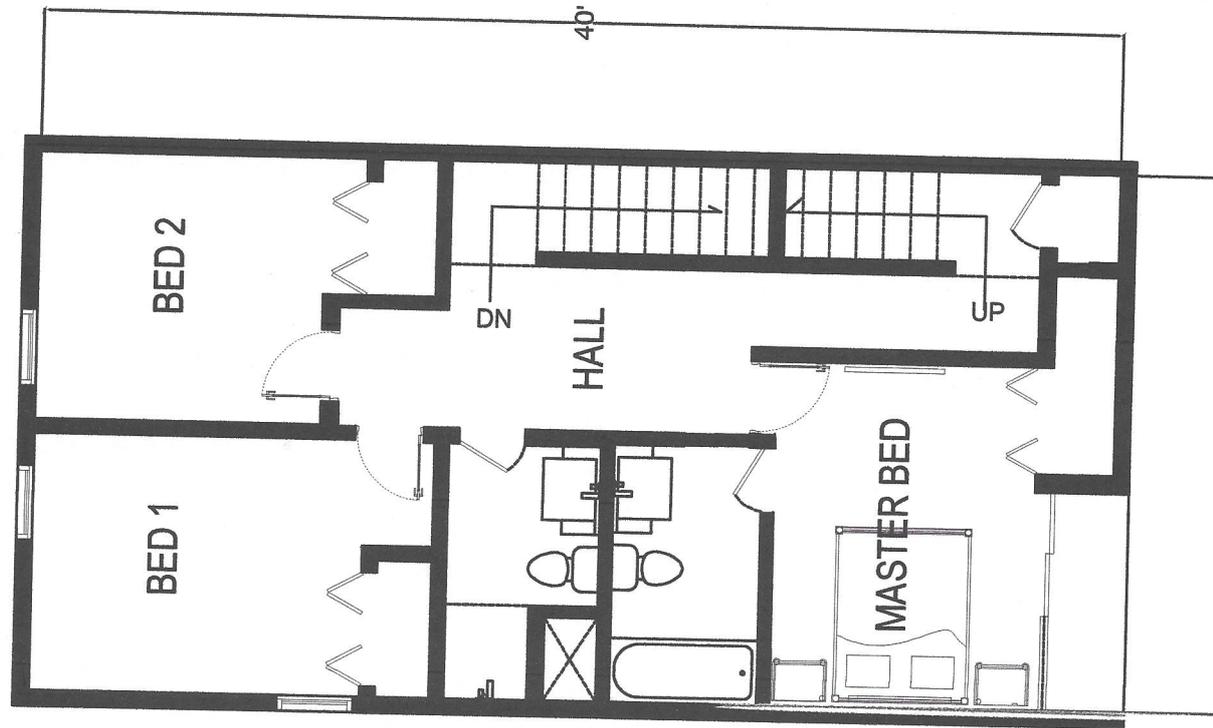
Compatibility: The Project is consistent with the recommendations for this site

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	\$30
Average Wage			
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	Acreage	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

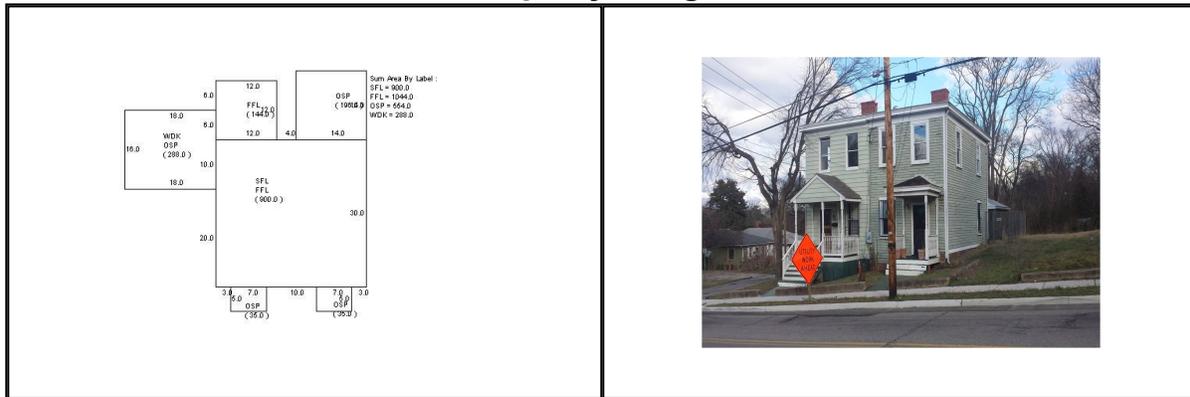
Legal Description

LT JTITUS ESTATE PLAT

Narrative Description of Property

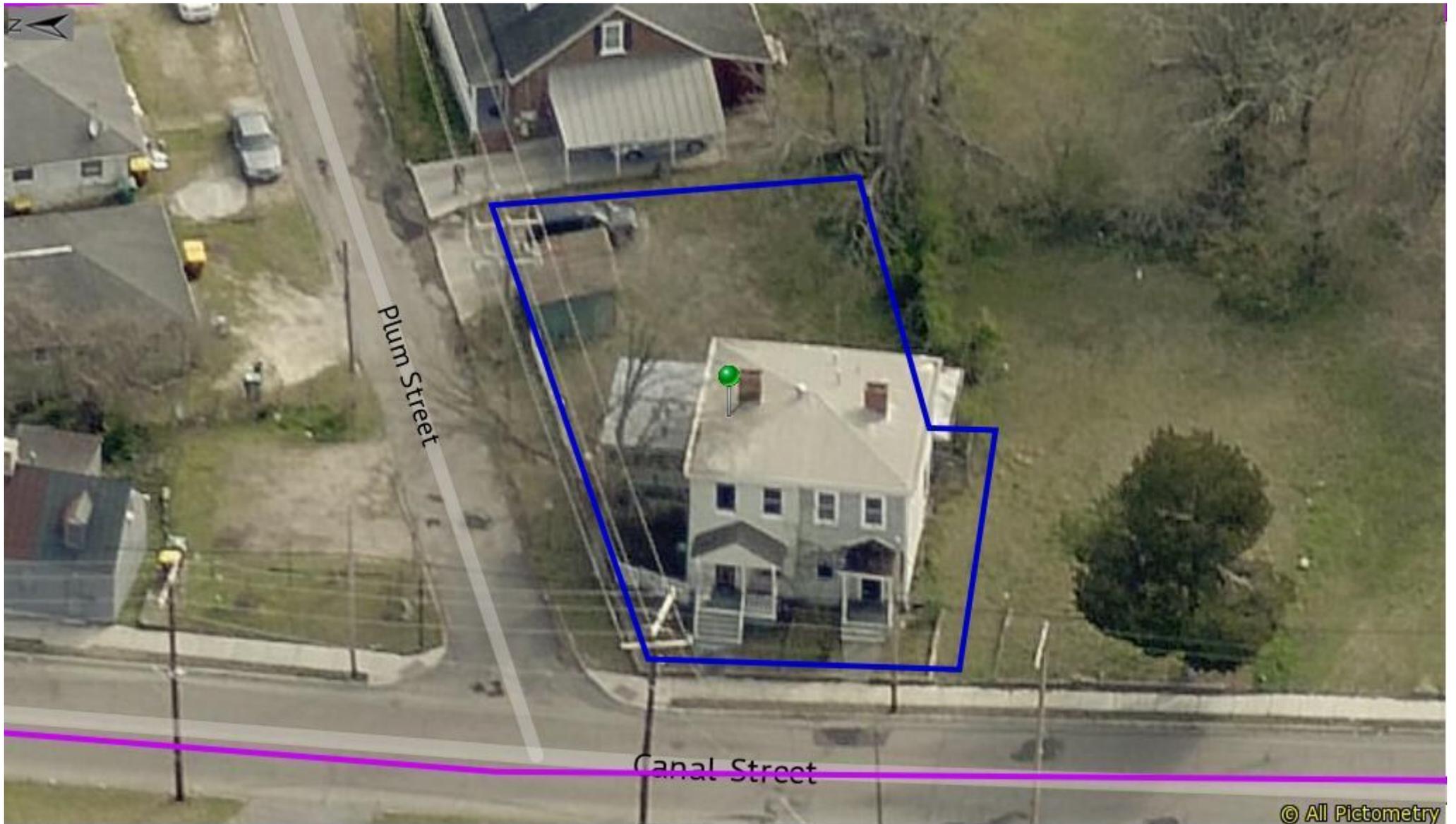
This property contains acres of land mainly classified as Urban Vac with a(n) 2STORY style building, built about 1901 , having VINYL/ALUM exterior and COMPOSI roof cover, with 1 unit(s), 10 room(s), 4 bedroom(s), bath(s), half bath(s).

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

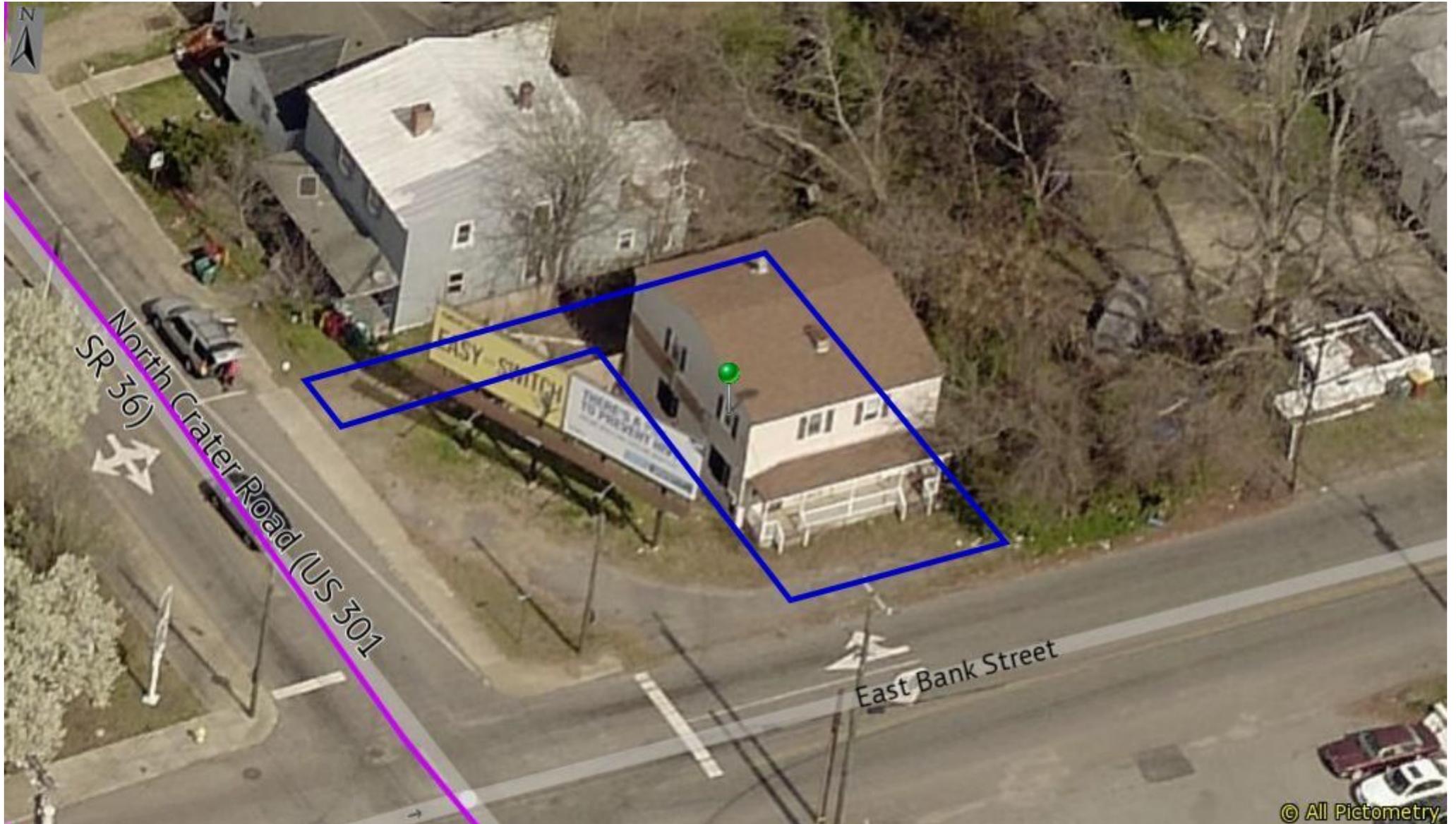
This property contains acres of land mainly classified as CIP with a(n) 2STORY style building, built about N/A , having VINYL/ALUM exterior and METAL roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



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

703 Bank St E



© All Pictometry



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing regarding a proposal to purchase and develop City-owned property located at 427, 429, 431, 432, 438, 440, 450, 452, and 602 Harrison Street and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Chilon Bolton toward the Sale of the City-owned property.**

PURPOSE: A Public Hearing regarding a proposal to purchase and develop City-owned property located at 427 Harrison St 031-060020, 429 Harrison St 031-060019, 431 Harrison Street 031-060018, 432 Harrison Street 031-050006, 438 Harrison Street 031-050007, 440 Harrison Street 031-050008, 450 Harrison Street 031-050010, 452 Harrison Street 031-050011, and 602 Harrison Street 031-200017 and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Chilon Bolton toward the Sale of the City-owned property.

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 that the City Council does not approve the proposal submitted by Mr. Bolton until a new purchase agreement is drafted between the City and Chilon Bolton for the purchase of City Owned property located at 427, 429, 431, 432, 438, 440, 452, and 602 Harrison Street with a purchase that conforms with the revised guidelines for the Disposition of City Owned Real Estate Property.

BACKGROUND: In 2018, Mr. Chilon Bolton submitted proposals to purchase City owned property located at 427, 429, 431, 432, 438, 440, 452, and 602 Harrison Street to build single family homes. The assessed value of the eight (8) parcels totaled \$61,500 at that time. Mr. Chilon proposed a counteroffer for \$5,000. The City Council approved the proposals and offer price of \$5000 in February 2019. Mr. Bolton provided his earnest deposit of \$500. The Purchase Agreement was executed on February 27, 2019.

Per the requirement of the purchase agreement, the developer had a 120-day due diligence period to provide documentation for staff to draft a Development Agreement to be approved by the Council and included in the

deed. Mr. Bolton failed to comply and produce the requested documents (site plans, financial statement, etc.) within the specified timeframe. The purchase agreement expired August 27, 2019 and the closing did not occur for the eight properties.

On June 23, 2020, Mr. Bolton reached out to Carthan Currin, former Economic Development Director. Evidently from the email records available, no actions were taken until October of 2020.

In October 2020, The Department of Economic Development, after researching and analyzing the old purchase agreement, contacted Mr. Bolton to advise him that a new purchase agreement would need to be drafted due to his old purchase agreement expiring and requested he provide a copy of his site plans, business plan, and financial statement. On November 9, 2020, Mr. Bolton submitted the requested items.

On December 8, 2020, the Guidelines for the Disposition of City Owned property were revised and adopted by the City Council.

On December 11, 2020, staff advised Mr. Bolton that the previous proposed purchase price in the amount of \$5,000 does not conform with the new guidelines. Staff responded with a counteroffer in the amount of \$30,750. Mr. Bolton declined the counteroffer and asked for the council member contact information for the specific wards that the properties were located. Staff provided him with this information. The Department of Economic Development staff has had no further communication with Mr. Bolton since December 11, 2020.

ISSUE:

The purchase agreement between the City of Petersburg and Chilon Bolton expired on August 27, 2019. Also, the applicant's proposed purchase price for \$5,000 does not conform with the revised Guidelines for the Disposition of City Owned Real Estate Property adopted by City Council on December 8, 2020

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: NA

REVENUE TO CITY:

Revenue from the sale of property and associated fees and taxes.

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: NA

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 19-ORD-15 Authorizing the city manager to execute documents related to the sale of city owned properties located at 427, 429, 431, 432, 438, 440, 450, 452, and 602 Harrison Street

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Recommendation Summary For Council - Chilon Bolton
2. Previous Agenda Item, Purchase Agreement, Tax Map, Assessment Forms, and Ariel
3. Ordinance051221

City of Petersburg

Property Disposition Summary

Executive Summary

In 2018, Mr. Chilon Bolton submitted proposals to purchase City owned property located at 427, 429, 431, 432, 438, 440, 452, and 602 Harrison Street to build single family homes. The assessed value of the eight (8) parcels totaled \$61,500 at that time. Mr. Chilon proposed a counteroffer for \$5,000. The City Council approved the proposals and offer price of \$5000 in February 2019. Mr. Bolton provided his earnest deposit of \$500. The Purchase Agreement was executed on February 27, 2019.

Per the requirement of the purchase agreement, the developer had a 120-day due diligence period to provide documentation for staff to draft a Development Agreement to be approved by the Council and included in the deed. Mr. Bolton failed to comply and produce the requested documents (site plans, financial statement, etc.) within the specified timeframe. This resulted in the purchase agreement to expire and the eight properties were not closed on.

On June 23, 2020, Mr. Bolton reached out to Carthan Currin, former Economic Development Director. Evidently from the email records available, no actions were taken until October of 2020.

In October 2020, The Department of Economic Development, after researching and analyzing the old purchase agreement, contacted Mr. Bolton to advise him that a new purchase agreement would need to be drafted due to his old purchase agreement expiring and requested he provide a copy of his site plans, business plan, and financial statement. On November 9, 2020, Mr. Bolton submitted the requested items.

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On December 11, 2020, staff advised Mr. Bolton that the previous proposed purchase price in the amount of \$5,000 does not conform with the new guidelines. Staff responded with a counteroffer in the amount of \$30,750. Mr. Bolton declined the counteroffer and asked for the council member contact information for the specific wards that the properties were located. Staff provided him with this information. The Department of Economic Development staff has had no further communication with Mr. Bolton since December 11, 2020.

ISSUE:

The current purchase agreement between the City of Petersburg and Chilon Bolton has expired. The applicant's proposed purchase price for \$5,000 does not conform with the revised Guidelines for the Disposition of City Owned Real Estate Property adopted by City Council on December 8, 2020.

BUYER	<i>Chilon Bolton</i>
ADDRESS	<i>427, 429, 431, 432, 438, 440, 452, 602 Harrison St</i>
COMP PLAN LAND USE	<i>Residential (R-3,R-2, R-1)</i>
PARCEL #	<i>Various</i>
WARD	<i>4, 5</i>
COUNCIL MEMBER	<i>Myers, Cuthbert</i>
ASSESS VALUE	<i>\$61,500</i>
PROPOSED PURCHASE PRICE	<i>\$5000</i>

City of Petersburg
Property Disposition Summary

INVESTMENT	<i>\$150,000 per property for a total investment of \$1.2 million</i>
PROPOSED USE	<i>Single Family Residential</i>
PROOF OF FINANCING	<i>Finance Statement Attached</i>
SITE PLANS	<i>Attached</i>
BUSINESS PLAN	<i>Attached</i>
OED RECOMMENDATION	<i>Do not Recommend Disposition</i>



City of Petersburg

DATE: February 5, 2019

TO: The Honorable Mayor and Members of City Council

THROUGH: Aretha Ferrell-Benavides, City Manager

THROUGH: Lionel Lyons, Deputy City Manager

FROM: Reginald Tabor, Economic Development Manager

RE: **Proposal to Purchase City-owned Property on Harrison Street**

PURPOSE: The purpose is for the City Council to consider a proposal to purchase City-owned properties:

Address	Parcel ID
427 Harrison Street	031-060020
429 Harrison Street	031-060019
431 Harrison Street	031-060018
432 Harrison Street	031-050006
438 Harrison Street	031-050007
440 Harrison Street	031-050008
450 Harrison Street	031-050010
452 Harrison Street	031-050011
602 Harrison Street	031-200017

REASON: The City has received a request to Purchase City-owned Properties on Harrison Street.

RECOMMENDATION: City Council considers authorizing the City Manager to execute documents related to the sale of City-owned property at the following locations:

Address	Parcel ID
427 Harrison Street	031-060020
429 Harrison Street	031-060019
431 Harrison Street	031-060018
432 Harrison Street	031-050006
438 Harrison Street	031-050007
440 Harrison Street	031-050008

450 Harrison Street	031-050010
452 Harrison Street	031-050011
602 Harrison Street	031-200017

BACKGROUND: The City of Petersburg has received a request from Mr. Chilon Bolton to purchase the City-owned properties on Harrison Street. Mr. Bolton proposes to purchase and develop the properties as single family residences. Mr. Bolton has developed similar residential properties in Georgia. The City Council Standing Committee on Economic Development, Tourism, Land Use and Housing considered the proposal and recommends approval.

COST TO CITY: N/A.

BUDGETED ITEM: Revenue anticipated from the sale of City property identified in the General Fund Budget.

REVENUE TO CITY: Revenue from the sale of City-owned property and associated future revenue from property taxes associated with the development of the property.

CITY COUNCIL HEARING DATE: N/A

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

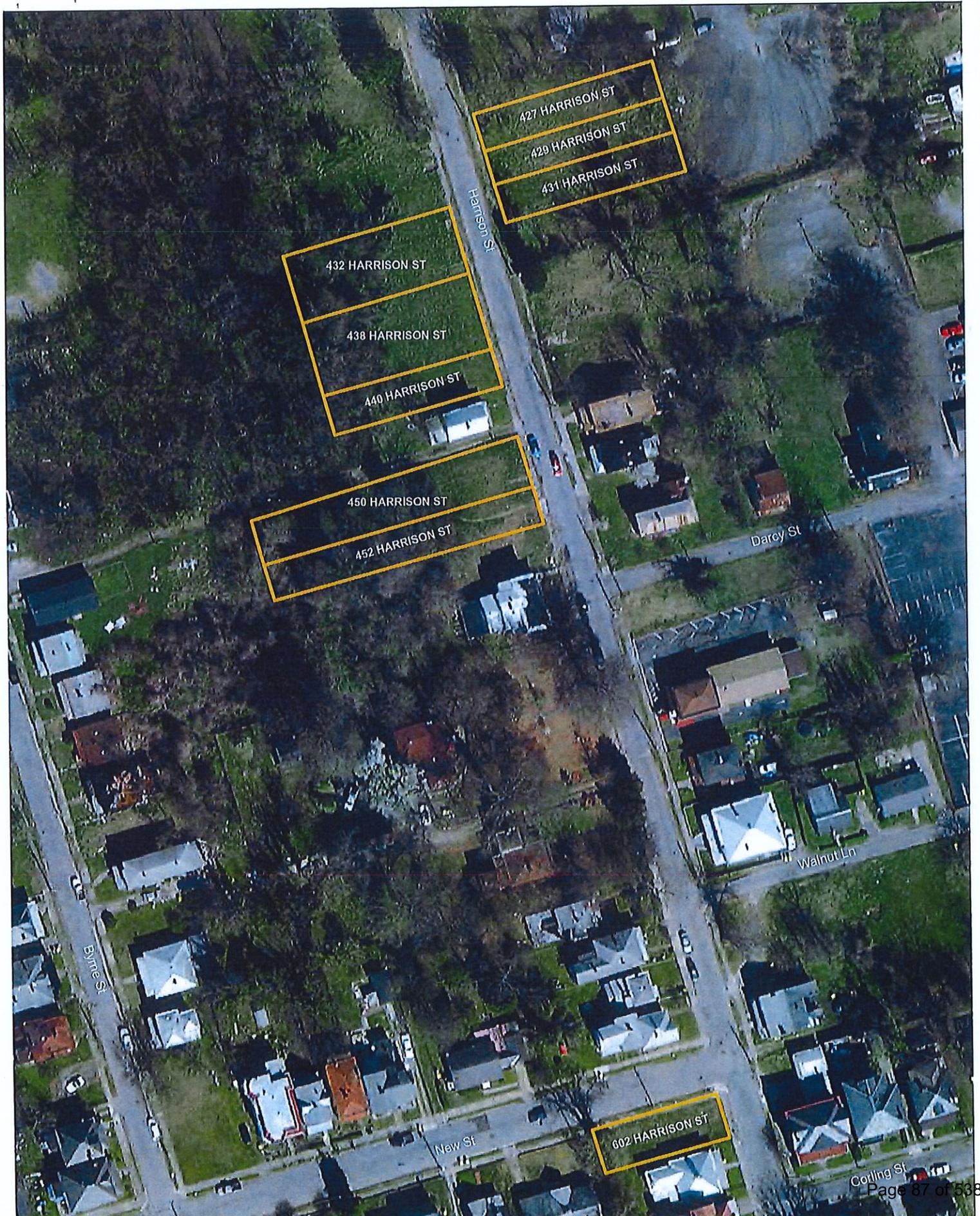
RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS: Proposal Assessment, Map, Property Record, Photo

STAFF: Reginald Tabor, Economic Development Manager

Properties Proposed for Purchase by C. Bolton



PURCHASE AGREEMENT

THIS RESIDENTIAL AGREEMENT OF PURCHASE AND SALE made as of this 25th day of September, 20 18, between City of Petersburg (Seller), and Harrison Street Land Trust (Purchaser), provides:

Subject to the matters set forth herein, Seller agrees to sell and convey and Purchaser agrees to buy that parcel of land with improvements thereon and appurtenances thereto belonging, lying and being in the City/County of Petersburg, Virginia known as 427, 429, 431, 432, 438, 440, 450, 452 & 602 Harrison Street, Petersburg VA, and being further described as Lot _____, Block _____, Section _____, Subdivision _____, together with the following items of personal property (if any) collectively, the Property):

1. TOTAL PURCHASE PRICE. The purchase price of the Property is as follows:

Earnest money deposit check which will remain as binder until closing, and be held for Seller by closing agent (chosen by Buyer) until closing, unless sooner forfeited or returned, according to the provisions of this Agreement.	\$ <u>500.00</u>
Balance due at closing (not including Buyers closing costs, prepaid items or prorations) in U.S. dollars cash or locally drawn certified or cashiers check.	\$ <u>4,500.00</u>
Total Purchase Price.	\$ <u>5,000.00</u>

2. Deposit. Purchaser has made a non-refundable deposit with S. Page Allen & Associates, PC Escrow Agent of Five Hundred and no/100-- Dollars (\$ 500.00) (the Deposit), receipt of which is hereby acknowledged. The Deposit shall be held in a non-interest-bearing escrow account by the Escrow Agent until Settlement and then applied to the Purchase Price.

3. Prorations and Expenses. All taxes, interest, rent, and FHA or similar escrow deposits, if any, shall be prorated as of the date of closing. Seller agrees to pay the expenses of preparing the deed and of the recordation tax applicable to grantors, as well as the cost of the termite report. Purchaser shall pay all other costs.

4. Risk of Loss. All risk of loss or damage to the Property by fire, casualty, or other cause is assumed by Seller until closing unless caused by Purchaser's negligence. In the event of substantial loss or damage to the Property before closing, Purchaser shall have the option of either (i) terminating this Agreement of Purchase, or (ii) affirming this Agreement of Purchase, in which event Seller shall assign to Purchaser all of Seller's rights under any insurance policies applicable to the Property.

5. Seller's Documents. Seller shall deliver to Purchaser at closing (a) a general warranty deed and English covenants of title, free of any encumbrances except easements and restrictive covenants of record not adversely affecting marketability of title or use of the Property for the construction of single-family residences and/or subdividing the property.

6. Condition of Premises. Purchaser agrees to accept the Property at Settlement in its present physical condition.

Seller agrees to deliver the Property in clean condition and to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the date this Contract is executed by Seller and Settlement.

7. **Closing.** Settlement shall be made in the offices of Purchaser's attorney on or before October 26, 2018, or as soon thereafter as title can be examined and necessary documents prepared ("Settlement Date"). The Settlement Date may only be changed with the written consent of the Buyer and the Seller. Possession shall be given at Settlement, unless otherwise agreed in writing by the parties.

8. **Brokerage Fee.** Seller and Purchaser both agree and specifically represent that no real estate broker and/or agent has been involved with regard to this contract of sale and that no fees or commissions are due to any person with regard to same.

9. **Breach.** In the event either party defaults, the defaulting party shall be liable for any damages and all expenses incurred by the non-defaulting party in connection with this transaction and the enforcement of this contract, including, without limitation, attorneys' fees and costs, if any. In the event Seller breaches this Agreement, Purchaser shall be entitled to bring suit for specific performance and recover any damages incurred due to the delay in the scheduled closing date.

10. **Zoning and Restrictions.** Unless the Property is zoned R-3 and can be legally used for residential use, or if there is notice of proposed zoning changes, deed or other restrictions that could prevent such use at time of closing, Purchaser will have the right to terminate this Agreement. Purchaser will have 10 days from acceptance to verify the existing zoning and current proposed changes, and deliver written notice of objections to Seller or be deemed to have waived objections under this paragraph.

REQUIRED DISCLOSURES

11. **Mechanics Liens.** Virginia law (Section 43-1 et seq.) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated. AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

12. **Choice of Settlement Agent:** You have the right to select a settlement agent to handle the closing of this transaction. The settlement agent's role in closing your transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, your lender will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party of the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, you are entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

13 **Property Owners' Association Disclosure:** Seller represents that the Property is _____ is not XX, located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code Section 55-508 through 55-516) (the "Act"). If the property is within such a development, the Act requires the Seller to obtain from the property owners' association an association disclosure packet and provide to Purchaser.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

14. **Residential Property Disclosure.** Seller represents that the Property () is OR (X) is not subject to the Virginia Residential Property Disclosure Act (Virginia Code Section 55-517, et seq.) which requires Seller of certain residential property to provide Purchaser in a Residential Property Disclosure Statement.

Property Disclosure is ____ or is not XX attached. (Attachment does not become part of this Agreement.)

15. **Required Notice as to Sexual Offenders.** NOTICE TO PURCHASERS: You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23 (19.2-387 et seq.) of Title 19.2 of the Code of Virginia, whether the owner proceeds under subdivision 1 or 2 of subsection A of Section 55-519 of the Code of Virginia. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at 804/674-2000.

16. **Other Items.** (Use this space for additional terms not covered in this agreement.)

Addendum Attached: () No, () Yes, consisting of _____ pages.

17. **Entire Agreement/Amendments.** This Agreement of Purchase constitutes the entire agreement between the parties and may not be modified except by written instrument executed by the Seller and Purchaser.

18. **Governing Law.** This Agreement of Purchase shall be interpreted according to the law of the Commonwealth of Virginia, and it shall be binding upon the heirs, personal representatives, successors, and assigns of the parties.

19. **Fax Agreement.** Purchaser and Seller agree that a facsimile transmission of any original document shall have the same effect as an original. When a facsimile copy has been signed, any signature and/or initial required on an original shall be completed prior to closing.

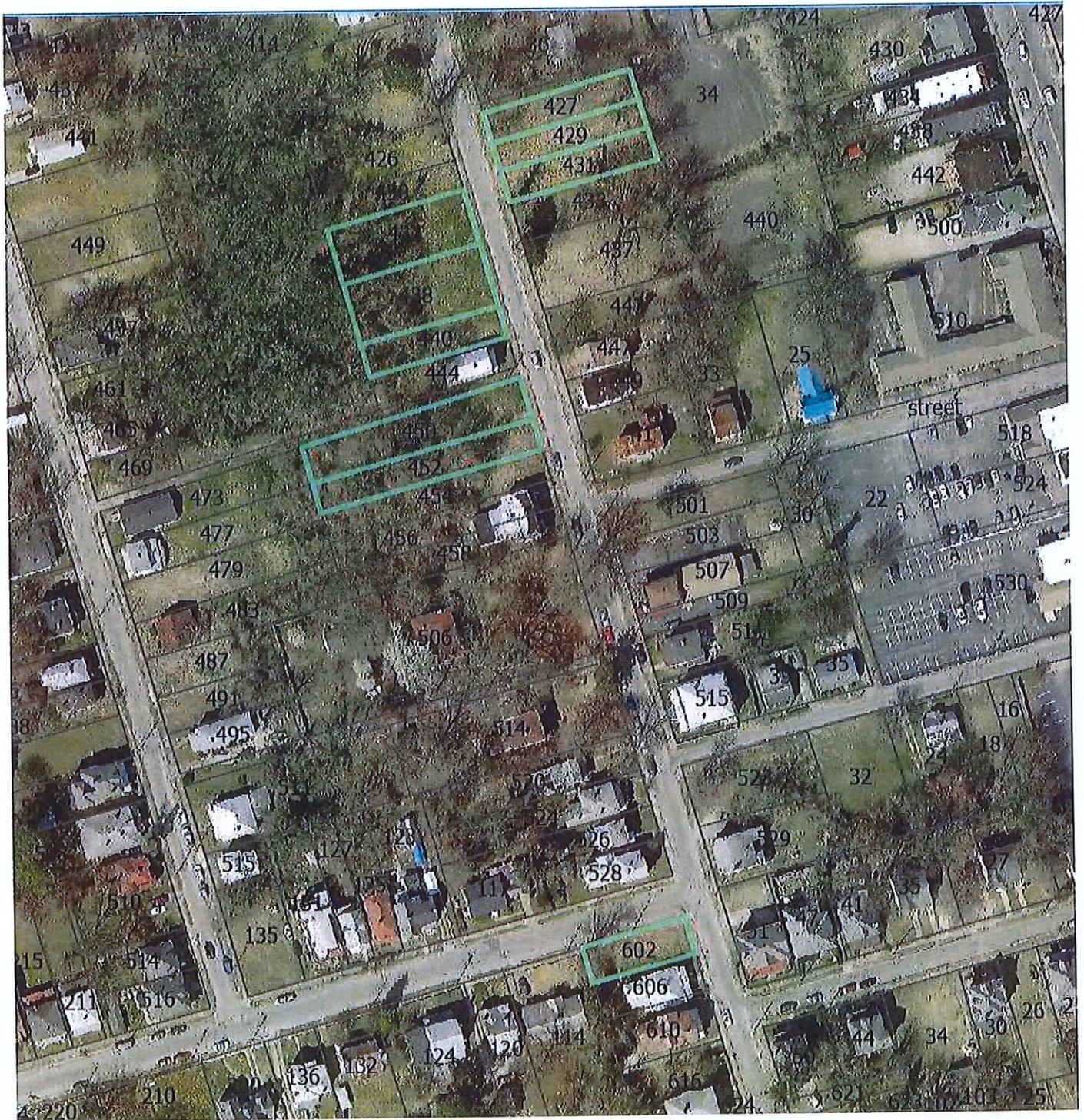
WITNESS the following signatures:


Purchaser

2/27/19
Date


Seller

2/15/19
Date



Proposal to Purchase City-Owned Property



Purchaser

Project Name Bolton Residential Development

Property Address 427 Harrison St

Parcel Number 031-060020 Acreage 0.10 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton

Address _____ Phone (404) 557-5955

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit _____

Due Diligence Period (months) _____

Construction Start Date _____

Number of Projected Jobs
 Temp/Const. Jobs _____ Permanent Jobs _____

Average Wage _____

Contingencies _____

City Assessment

Outstanding Obligations				
Proposed Land Use	Residential SF		Yes	No
Comp Plan Land Use	Residential SF	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	R-3	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enterprise Zone			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rehab/Abatement			<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Construction			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Structure or District			<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assessed Value \$ 5,900 Appraised Value \$ _____ Date _____

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
Projected Tax Revenue				
Real Estate Tax	\$ -	\$ 79.65	\$ 8,179.65	\$ 38,554.65
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 79.65	\$ 8,179.65	\$ 38,554.65
Costs to the City	\$ (5,344.44)	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -
Staff Recommendation	_____			
Committee Recommendation	_____			
Last Use (Public)	_____			
Council Decision	_____			
Disposition Ord #	_____			
			Comm. Review Date	_____
			Council Review Date	_____
			Ord Date	_____

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-060020**
 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, Lot**
 Property Location **427 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **2/21/2006**
 Legal Reference **2006-844**
 Grantor
 Sale Price **20,000**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **5,900** Total Value **5,900**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

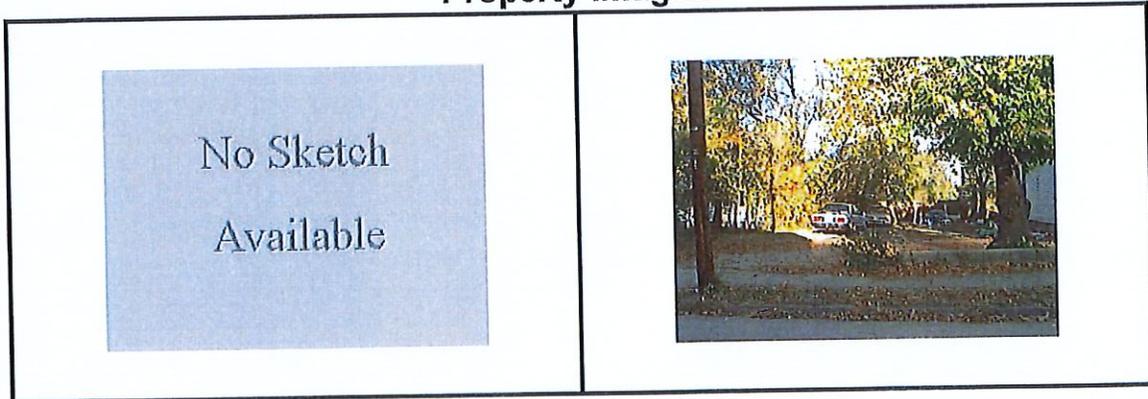
Legal Description

LT A WHITTLE PLAT 30X150

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A , having exterior and 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.

427 Harrison St



Proposal to Purchase City-Owned Property



Purchaser

Project Name Bolton Residential Development

Property Address 429 Harrison St

Parcel Number 031-060019 Acreage 0.10 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton

Address _____ Phone (404) 557-5955

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit In-fill Housing on vacant lot, revenue from improved value

Due Diligence Period (months) _____

Construction Start Date _____ Completion Date _____

Number of Projected Jobs Temp/Const. Jobs _____ Permanent Jobs _____

Average Wage _____

Contingencies _____

City Assessment

	Residential SF	Yes	No
Proposed Land Use	Residential SF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comp Plan Land Use	Residential SF	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	R-3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enterprise Zone		<input type="checkbox"/>	<input type="checkbox"/>
Rehab/Abatement		<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Construction		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Structure or District		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assessed Value \$ 8,300 Appraised Value \$ _____ Date _____

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
\$ <u>(7,744)</u>				
Projected Tax Revenue				
Real Estate Tax	\$ -	\$ 112.05	\$ 8,212.05	\$ 38,587.05
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 112.05	\$ 8,212.05	\$ 38,587.05
Costs to the City	\$ <u>(7,744.44)</u>	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -

Staff Recommendation _____

Committee Recommendation _____

Last Use (Public) _____

Council Decision _____

Disposition Ord # _____

Comm. Review Date _____

Council Review Date _____

Ord Date _____

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-060019**
 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, Grassy Lot**
 Property Location **429 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **2/21/2006**
 Legal Reference **2006-844**
 Grantor
 Sale Price **20,000**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **8,300** Total Value **8,300**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

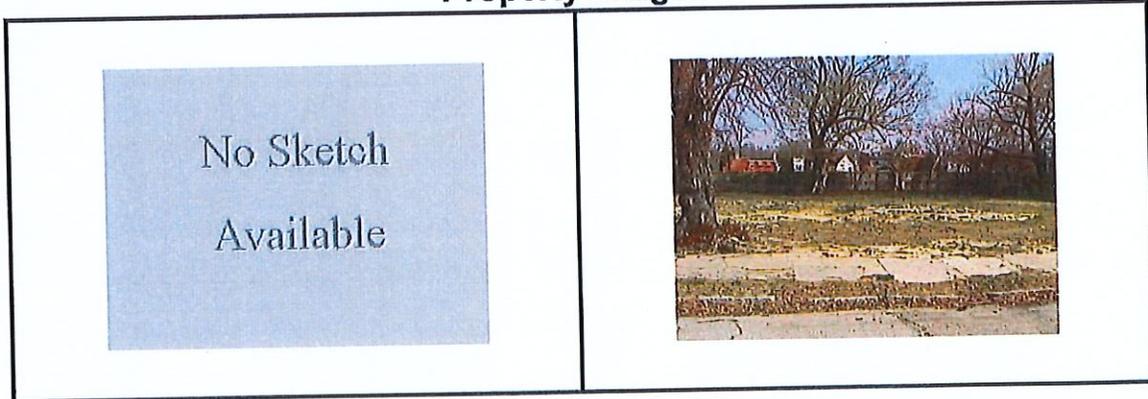
Legal Description

LOT B BISHOP PLAT

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A, having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



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429 Harrison St



Proposal to Purchase City-Owned Property



Purchaser

Project Name Bolton Residential Development

Property Address 431 Harrison St

Parcel Number 031-060018 Acreage 0.10 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton

Address _____ Phone (404) 557-5955

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit _____

Due Diligence Period (months) _____

Construction Start Date _____ Completion Date _____

Number of Projected Jobs Temp/Const. Jobs _____ Permanent Jobs _____

Average Wage _____

Contingencies _____

City Assessment

Outstanding Obligations				
Proposed Land Use	<u>Residential SF</u>	Conformance	Yes	No
Comp Plan Land Use	<u>Residential SF</u>	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	<u>R-3</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enterprise Zone	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rehab/Abatement	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Construction	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Structure or District	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assessed Value \$ 5,900 Appraised Value \$ - Date _____

City Revenue from Sale	<u>\$ (5,344)</u>			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 79.65	\$ 8,179.65	\$ 38,554.65
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 79.65	\$ 8,179.65	\$ 38,554.65
Costs to the City	\$ (5,344.44)	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -
Staff Recommendation	_____			
Committee Recommendation	_____	Comm. Review Date	_____	
Last Use (Public)	_____			
Council Decision	_____	Council Review Date	_____	
Disposition Ord #	_____	Ord Date	_____	

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-060018**
 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, Grassy Lot**
 Property Location **431 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **11/15/2005**
 Legal Reference **2005-5497**
 Grantor
 Sale Price **3,300**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **5,900** Total Value **5,900**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

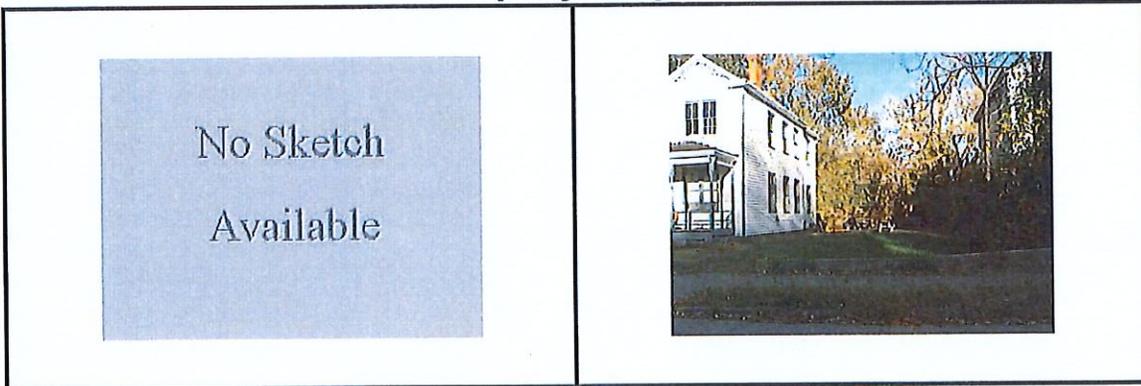
Legal Description

LT C WHITTLE PLAT 30X150

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A , having exterior and 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.

431 Harrison St



Proposal to Purchase City-Owned Property



Purchaser

Project Name Bolton Residential Development

Property Address 432 Harrison St

Parcel Number 031-050006 Acreage 0.18 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton

Address _____ Phone (404) 557-5955

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit _____

Due Diligence Period (months) _____

Construction Start Date _____

Completion Date _____

Number of Projected Jobs
 Temp/Const. Jobs _____ Permanent Jobs _____

Average Wage _____

Contingencies _____

City Assessment

Outstanding Obligations				
Proposed Land Use	<u>Residential SF</u>		Yes	No
Comp Plan Land Use	<u>Residential SF</u>	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	<u>R-3</u>	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enterprise Zone	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rehab/Abatement	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Construction	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Structure or District	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assessed Value \$ 9,500 Appraised Value \$ - Date _____

City Revenue from Sale	<u>\$ (8,944)</u>			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 128.25	\$ 8,228.25	\$ 38,603.25
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 128.25	\$ 8,228.25	\$ 38,603.25
Costs to the City	\$ (8,944.44)	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -
Staff Recommendation	_____			
Committee Recommendation	_____			
Last Use (Public)	_____			
Council Decision	_____			
Disposition Ord #	_____			

Comm. Review Date _____

Council Review Date _____

Ord Date _____

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-050006**
 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, Grassy & Wooded Lot**
 Property Location **432 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **8/18/2009**
 Legal Reference **2009-2380**
 Grantor
 Sale Price **7,700**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **9,500** Total Value **9,500**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

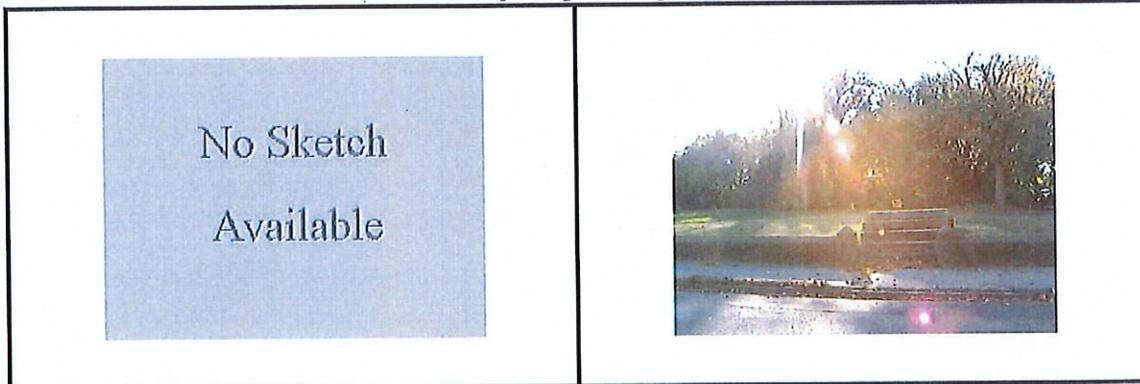
Legal Description

LEAVENWORTH PLAT LT 3

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A , having exterior and 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.

432 Harrison St.





Proposal to Purchase City-Owned Property

Purchaser

Project Name Bolton Residential Development

Property Address 438 Harrison St

Parcel Number 031-050007 Acreage 0.18 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton Phone (404) 557-5955

Address _____

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit _____

Due Diligence Period (months) _____

Construction Start Date _____

Number of Projected Jobs Temp/Const. Jobs _____ Permanent Jobs _____

Average Wage _____

Contingencies _____

City Assessment

Outstanding Obligations				
Proposed Land Use	Residential SF		Yes	No
Comp Plan Land Use	Residential SF	Conformance	<input checked="" type="checkbox"/>	
Zoning	R-3	Conformance	<input checked="" type="checkbox"/>	
Enterprise Zone			<input checked="" type="checkbox"/>	
Rehab/Abatement				<input checked="" type="checkbox"/>
New Construction				<input checked="" type="checkbox"/>
Historic Structure or District				
Assessed Value	\$ 8,300	Appraised Value	\$ -	Date

	Abatement	Year 1	Year 5	Year 20
City Revenue from Sale	\$ (7,744)			
Projected Tax Revenue				
Real Estate Tax	None \$	112.05 \$	8,212.05 \$	38,587.05
Personal Property Tax	None \$	- \$	- \$	-
Machinery and Tools Tax	None \$	- \$	- \$	-
Sales and Use Tax	None \$	- \$	- \$	-
Business License Fee	None \$	- \$	- \$	-
Lodging Tax	None \$	- \$	- \$	-
Meals Tax	None \$	- \$	- \$	-
Other Taxes or Fees	None \$	- \$	- \$	-
Total Tax Abatement	None \$	- \$	- \$	-
Total Tax Revenue		112.05 \$	8,212.05 \$	38,587.05
Costs to the City	\$ (7,744.44)			
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -

Staff Recommendation _____

Committee Recommendation _____

Last Use (Public) _____

Council Decision _____

Disposition Ord # _____

Comm. Review Date _____

Council Review Date _____

Ord Date _____

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-050007**
 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, Grassy & Wooded Lot**
 Property Location **438 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **3/4/1998**
 Legal Reference **587-57**
 Grantor
 Sale Price **1,300**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **8,300** Total Value **8,300**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

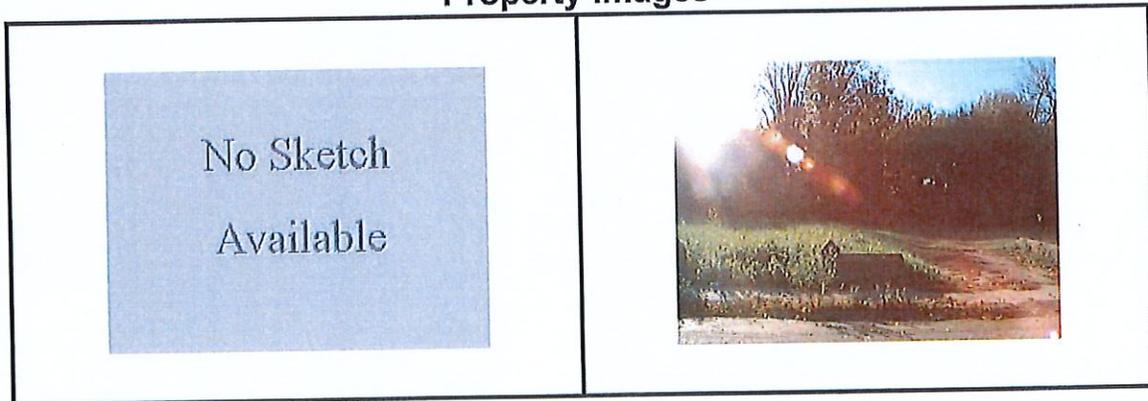
Legal Description

LOT 2 HOBBS ESTATE61.7X140

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A , having exterior and 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.

458 Harrison St





Proposal to Purchase City-Owned Property

Purchaser

Project Name Bolton Residential Development

Property Address 440 Harrison St

Parcel Number 031-050008 Acreage 0.11 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton Phone (404) 557-5955

Address _____

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit In-fill Housing on vacant lot, revenue from improved value

Due Diligence Period (months) _____

Construction Start Date _____ Completion Date _____

Number of Projected Jobs
 Temp/Const. Jobs Permanent Jobs

Average Wage

Contingencies _____

City Assessment

Outstanding Obligations	Residential SF	Conformance	Yes	No
Proposed Land Use	Residential SF	Conformance	X	
Comp Plan Land Use	Residential SF	Conformance	X	
Zoning	R-3		X	
Enterprise Zone				X
Rehab/Abatement			X	
New Construction				X
Historic Structure or District				

Assessed Value	\$	5,300	Appraised Value	\$	-	Date
City Revenue from Sale	\$	(4,744)				
Projected Tax Revenue		Abatement	Year 1	Year 5	Year 20	
Real Estate Tax	\$		71.55	\$ 8,171.55	\$ 38,546.55	
Personal Property Tax	\$	-	-	-	-	
Machinery and Tools Tax	\$	-	-	-	-	
Sales and Use Tax	\$	-	-	-	-	
Business License Fee	\$	-	-	-	-	
Lodging Tax	\$	-	-	-	-	
Meals Tax	\$	-	-	-	-	
Other Taxes or Fees	\$	-	-	-	-	
Total Tax Abatement	\$	-	-	-	-	
Total Tax Revenue	\$	-	71.55	\$ 8,171.55	\$ 38,546.55	
Costs to the City	\$	(4,744.44)				
City ROI (Revenue - Cost)	\$	-	-	-	-	
Staff Recommendation	_____					Comm. Review Date _____
Committee Recommendation	_____					
Last Use (Public)	_____					
Council Decision	_____					Council Review Date _____
Disposition Ord #	_____					Ord Date _____

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-050008**
 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, Grassy & Wooded Lot**
 Property Location **440 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **7/7/2004**
 Legal Reference **2004-2933**
 Grantor
 Sale Price **2,750**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **5,300** Total Value **5,300**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

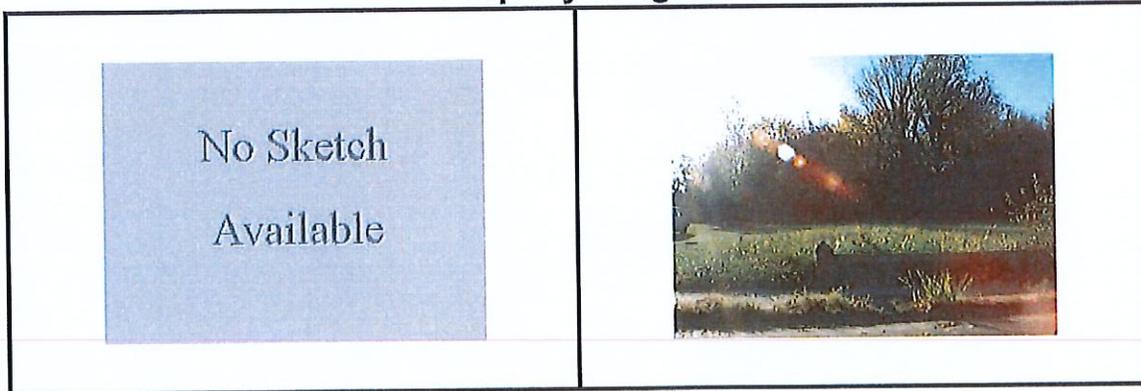
Legal Description

33.5 X 136.9

Narrative Description of Property

This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A , having exterior and 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.

44U Harrison St



Proposal to Purchase City-Owned Property



Purchaser

Project Name Bolton Residential Development

Property Address 450 Harrison St

Parcel Number 031-050010 Acreage 0.18 Bldg SF _____

Year Constructed _____

Project Developer Chilon Bolton

Contact Name Chilon Bolton

Address _____ Phone (404) 557-5955

Email paradigm72@gmail.com

Experience/Qualifications _____

Development Description Single Family Residence

Offered Purchase Price \$ 556 Total Investment \$ 150,000

Description of Financing (%) 20% Equity, 80% Bank Construction Financing

Community Benefit _____

Due Diligence Period (months) _____

Construction Start Date _____

Number of Projected Jobs Temp/Const. Jobs _____ Completion Date _____

Average Wage _____ Permanent Jobs _____

Contingencies _____

City Assessment

	Residential SF	Conformance	Yes	No
Proposed Land Use	<u>Residential SF</u>	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comp Plan Land Use	<u>Residential SF</u>	Conformance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	<u>R-3</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enterprise Zone	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rehab/Abatement	_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Construction	_____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historic Structure or District _____

Assessed Value \$ 8,100 Appraised Value \$ - Date _____

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
Projected Tax Revenue				
Real Estate Tax	\$ -	\$ 109.35	\$ 8,209.35	\$ 38,584.35
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 109.35	\$ 8,209.35	\$ 38,584.35
Costs to the City	\$ (7,544.44)	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -

Staff Recommendation _____

Committee Recommendation _____

Last Use (Public) _____

Council Decision _____

Disposition Ord # _____

Comm. Review Date _____

Council Review Date _____

Ord Date _____

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-050010**
 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, Grassy Lot**
 Property Location **450 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **2/14/2006**
 Legal Reference **2006-757**
 Grantor
 Sale Price **25,000**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **8,100** Total Value **8,100**

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

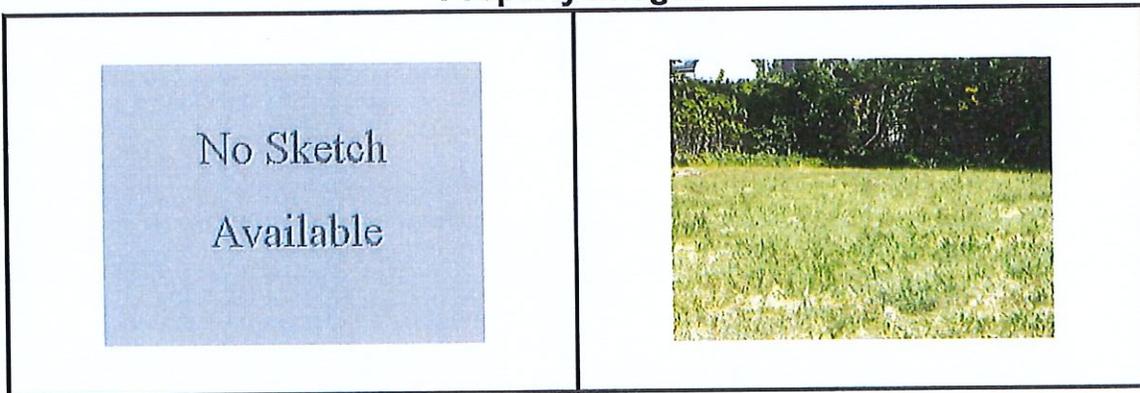
Legal Description

PARCEL 40 X 225

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.

450 Harrison St



Proposal to Purchase City-Owned Property



Purchaser				
Project Name	Bolton Residential Development			
Property Address	452 Harrison St			
Parcel Number	031-050011	Acreage	0.18	Bldg SF
Year Constructed				
Project Developer	Chilon Bolton			
Contact Name	Chilon Bolton			
Address			Phone	(404) 557-5955
Email	paradigm72@gmail.com			
Experience/Qualifications				
Development Description	Single Family Residence			
Offered Purchase Price	\$ 556	Total Investment	\$ 150,000	
Description of Financing (%)	20% Equity, 80% Bank Construction Financing			
Community Benefit				
Due Diligence Period (months)				
Construction Start Date			Completion Date	
Number of Projected Jobs	Temp/Const. Jobs		Permanent Jobs	
Average Wage				
Contingencies				
City Assessment				
Outstanding Obligations				
Proposed Land Use	Residential SF	Yes	No	
Comp Plan Land Use	Residential SF	Conformance	<input checked="" type="checkbox"/>	
Zoning	R-3	Conformance	<input checked="" type="checkbox"/>	
Enterprise Zone			<input checked="" type="checkbox"/>	
Rehab/Abatement			<input checked="" type="checkbox"/>	
New Construction			<input checked="" type="checkbox"/>	
Historic Structure or District			<input checked="" type="checkbox"/>	
Assessed Value	\$ 6,300	Appraised Value	\$ -	Date
City Revenue from Sale	\$ (5,744)			
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ 85.05	\$ 8,185.05	\$ 38,560.05
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 85.05	\$ 8,185.05	\$ 38,560.05
Costs to the City	\$ (5,744.44)	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -
Staff Recommendation				
Committee Recommendation			Comm. Review Date	
Last Use (Public)				
Council Decision			Council Review Date	
Disposition Ord #			Ord Date	

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-050011**
 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, Lot**
 Property Location **452 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **11/22/2005**
 Legal Reference **2005-5628**
 Grantor
 Sale Price **7,500**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value 0 Xtra Features Value 0 Land Value **6,300** Total Value **6,300**

Building Description

Building Style **NONE**
 # of Living Units **0**
 Year Built **N/A**
 Building Grade **EXCELLENT**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

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

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **NONE**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

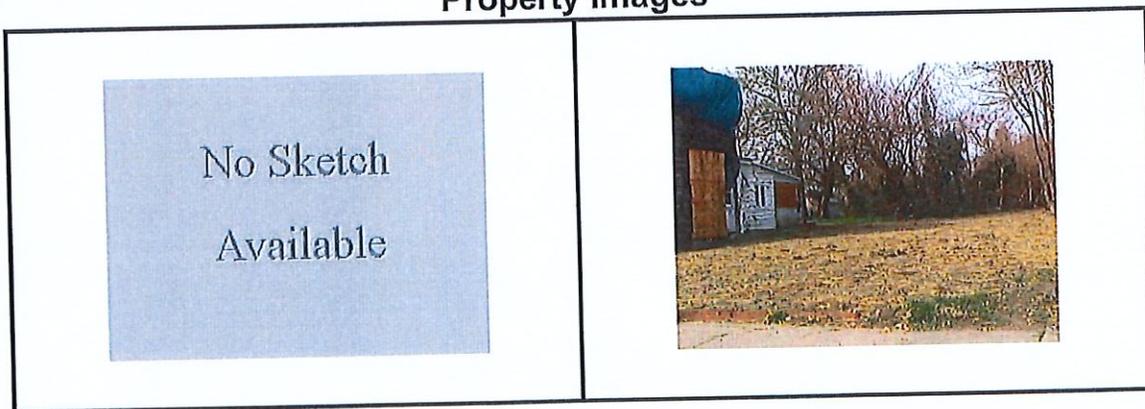
Legal Description

PARCEL ONE 30' X 225'

Narrative Description of Property

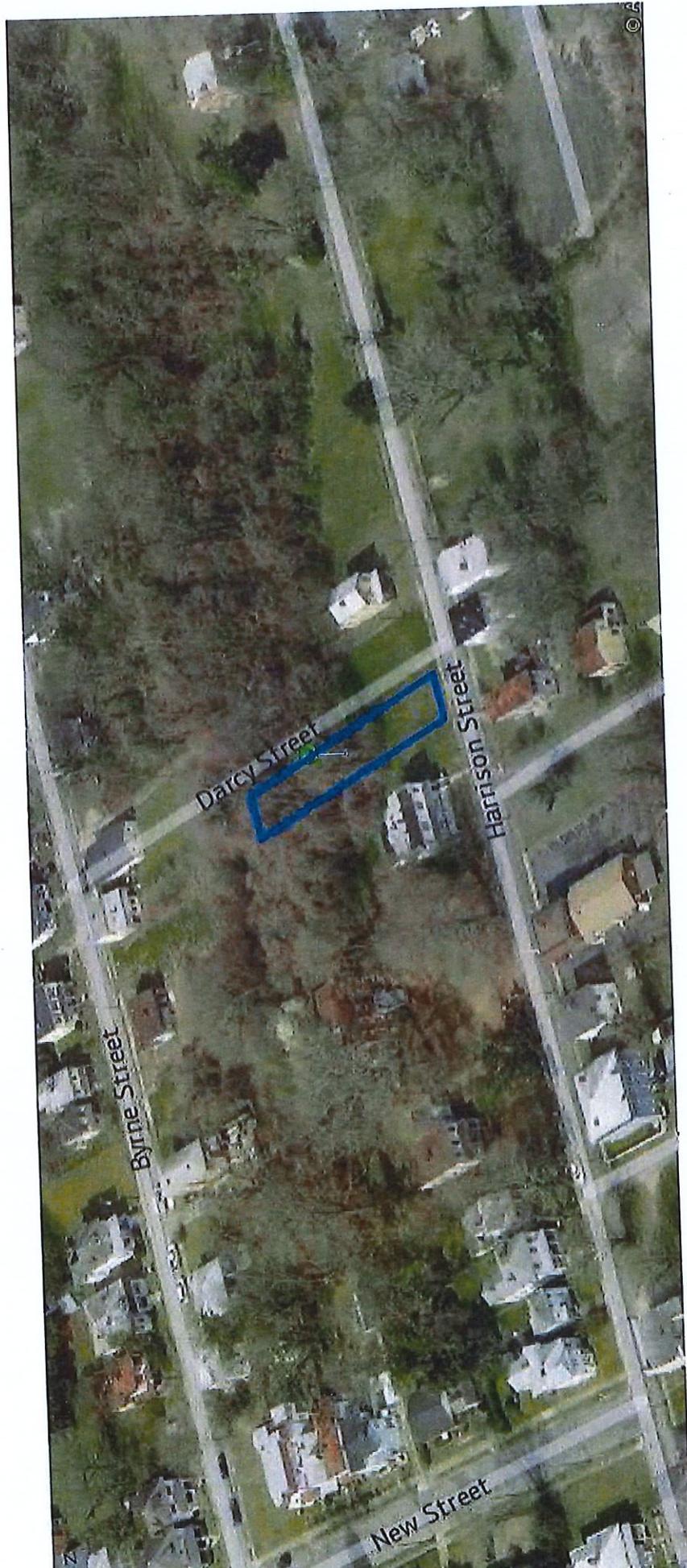
This property contains acres of land mainly classified as CIP with a(n) NONE style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



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

452 HARRISON ST



Proposal to Purchase City-Owned Property



Purchaser

Project Name Bolton Residential Development
 Property Address 602 Harrison St
 Parcel Number 031-200017 Acreage 0.18 Bldg SF _____
 Year Constructed _____
 Project Developer Chilon Bolton
 Contact Name Chilon Bolton
 Address _____ Phone (404) 557-5955
 Email paradigm72@gmail.com
 Experience/Qualifications _____
 Development Description Single Family Residence
 Offered Purchase Price \$ 556 Total Investment \$ 150,000
 Description of Financing (%) 20% Equity, 80% Bank Construction Financing
 Community Benefit _____
 Due Diligence Period (months) _____
 Construction Start Date _____ Completion Date _____
 Number of Projected Jobs Temp/Const. Jobs _____ Permanent Jobs _____
 Average Wage _____
 Contingencies _____

City Assessment

Outstanding Obligations				
Proposed Land Use	Residential SF	Conformance	Yes	No
Comp Plan Land Use	Residential SF	Conformance	<input checked="" type="checkbox"/>	
Zoning	R-3	Conformance	<input checked="" type="checkbox"/>	
Enterprise Zone			<input checked="" type="checkbox"/>	
Rehab/Abatement				<input checked="" type="checkbox"/>
New Construction			<input checked="" type="checkbox"/>	
Historic Structure or District				<input checked="" type="checkbox"/>
Assessed Value	\$ 3,900	Appraised Value	\$ -	Date

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
Projected Tax Revenue				
Real Estate Tax	\$ -	\$ 52.65	\$ 8,152.65	\$ 38,527.65
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total Tax Abatement	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ 52.65	\$ 8,152.65	\$ 38,527.65
Costs to the City	\$ (3,344.44)	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -
Staff Recommendation	_____			
Committee Recommendation	_____			
Last Use (Public)	_____			
Council Decision	_____			
Disposition Ord #	_____			
		Comm. Review Date	_____	
		Council Review Date	_____	
		Ord Date	_____	

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **031-200017**
 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, Grassy Lot**
 Property Location **602 HARRISON ST**
 Property Use **CIP**
 Most Recent Sale Date **2/25/1999**
 Legal Reference **609-26**
 Grantor
 Sale Price **5,000**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **3,900** Total Value **3,900**

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

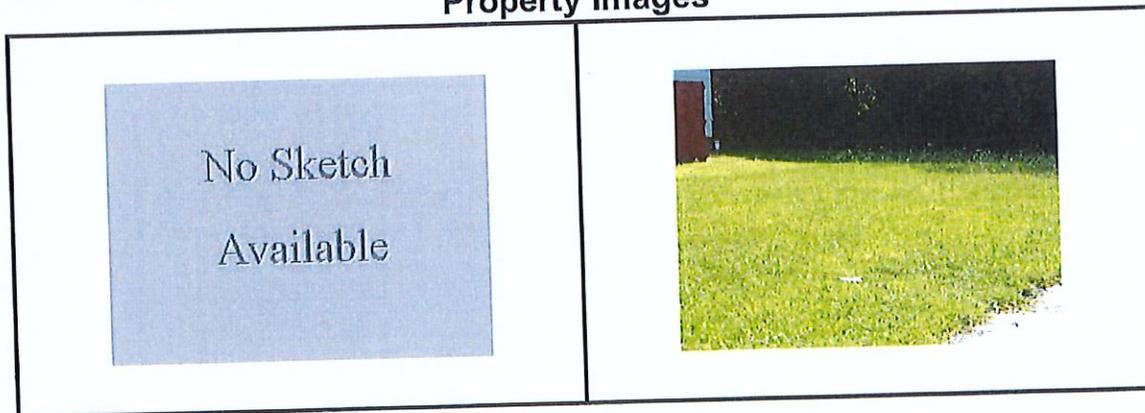
Legal Description

36.3 X 106.5

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), **0** bath(s), half bath(s).

Property Images



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

602 Harrison St



Harrison Street Homes Re-Development

*In-fill Single-Family Residential Construction
Petersburg, Virginia*

*Project Proposal Summary
of Acquisition and Construction*
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*Prepared by
Paradigm Management Group, LLC*

*for
Commonwealth Revitalization, LLC*

October 30, 2020

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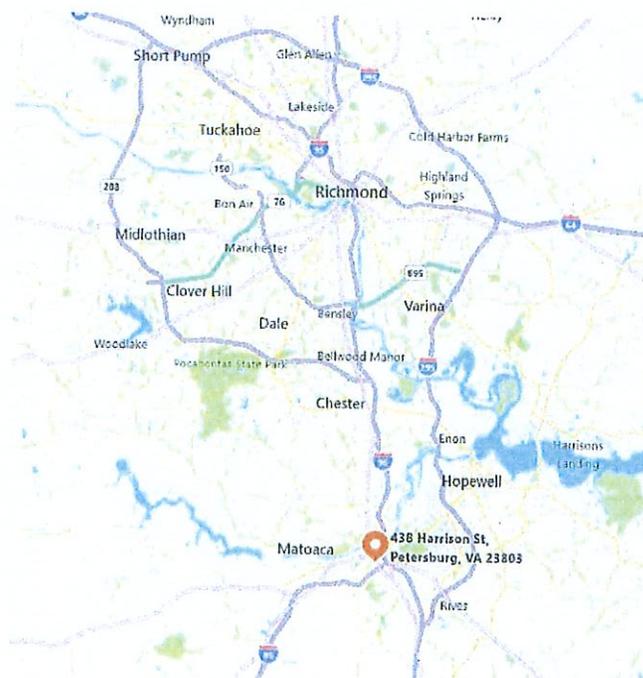
1 PROJECT DESCRIPTION

The Project detailed in this proposal is that of a residential real estate development. The basic nature of the development is that of an in-fill, multi single-family residential lot acquisition and construction project.

The targeted location for the development is the Harrison Street corridor of Petersburg in the Poplar Lawn Historic District and near the Delectable Heights neighborhood. The Poplar Lawn, formerly known as Central Park, is designated as a Nationally Registered Landmark District. With traditional and older homes, both the Poplar Lawn and Delectable Heights communities constitute an opportune development area, one that is ripe and primed for resurgence in new construction activity. Twenty eight minutes from downtown Richmond and twenty nine minutes from Richmond International Airport, the project site proves to be a favorable location.

Nine, mostly contiguous vacant residential lots are being acquired. The resulting developed property is that of eight newly built single-family homes on eight of those lots. The type of construction of the new homes not only complements, but in fact enhances that which is prevalent in the area. In addition to the homes themselves, each completed lot incorporates natural elements such as planted trees and flora.

The Project is greatly significant in that it is planned and designed, overall, to be available to the those prospective home-buyers who work in such professions as education, public-safety, law-enforcement, and others considered to be workforce. The Harrison Street Re-Development Project will be a catalyst for future commercial and further continued residential development and construction activity in the area.



2 PROJECT PLAN

The newly developed sites are comprised of eight single-family residential homes over a total land area of approximately 130,000 square feet. The project land area adheres to the R-3 zoning designation, where each of the nine lots averages roughly 3/10ths of an acre. The completed homes average 1,500 square feet each.

The project site area is just minutes from the intersection of Interstates 95 and 85, two of the most heavily traveled transportation routes in the eastern portion of the United States. The project area, more directly, is accessed from the east by Interstate 95 and South Sycamore Street, from the south and west by Interstate 85 and Halifax Street, and by East Wythe Street from the north. With the project area's location, the lot sites are favorably situated for maximum exposure and ease of access.

The homes will be built in Phases. The first phase is the construction of the "spec-built" home, at 438 Harrison Street where the newly built property will be used as the marketing and sales center. As sales and pre-sales activity accumulates, the seven other homes will subsequently be built on the remaining lots.

Project Scope

- *The property is currently zoned R-3 (Single-Family Residential), allowing for the residential construction, with customary accessory uses.*
- *The property contains approximately 3+/- acres of vacant land over nine lots. The lots, though not completely, are most contiguous and all are located on Harrison Street.*

Construction Scope and Schedule

- *The project's overall design theme is of higher-end character, than that currently existing in the area. The newly developed properties are designed in the "Craftsman" theme. Being new-construction, the built homes lend a contemporary feel to the neighborhood. But, by its nature, the craftsman style however is nod to the area's predominant traditional design.*
- *The homes are 3 bedroom, 2 ½ bath with above-builder's grade finishes. These include hard-surface countertops, hardwood flooring, with deluxe appliances, lighting, and fixtures.*
- *Amenities include powder rooms, covered porches and patios, luxurious master suites with separate owner's porches in some homes, and two car garages in some as well.*
- *Site improvements include exterior lighting installations, upgrades to sidewalks and curbs and gutters in the spaces adjacent to and in front of the completed homes, tree replacement of any trees that are disturbed, additional planting of greenery, which will add to curb appeal.*

The physical construction of the properties will be accomplished according to the following:

1. *Property (final) analysis- inspection;*
2. *Closing;*
3. *Initiate pre-marketing and sales program with listing broker (within 30 days after Closing);*
4. *Initiate permitting of first ("spec") home (within 45 days after Closing);*
5. *Commence construction of first ("spec") home (within 15 days of permit approval);*
6. *As pre-sales are accomplished with prospective buyers being qualified, permitting for those respective subsequent homes will be initiated (within 30 days of each executed buyer purchase contract and mortgage qualification);*
7. *Completion of first ("spec") home (within four months from initial construction commencement. Each subsequent home will be completed within a four month construction schedule/time-frame).*
8. *Receipt of certificate of occupancy for "spec" home;*
9. *Opening of sales center and launch of full marketing activities with image material (within 15 days of CO);*
10. *Receipt of certificates of occupancy and closings on and for all respective and subsequent homes as construction is completed on each. It is anticipated that the project will operate on an absorption rate of two homes per month. With that assumption, the project will be completely built-out, with each home sold to its buyer, within 18 months after Closing on the initial nine-lot acquisition. Note: the stated construction schedule is an estimated one and is based upon the project sponsor's professional experience and made with certain assumptions. The schedule is estimated with and under moderate macro-economic market conditions. Any changes to the overall national economic outlook, acts of nature, pandemic spread, or such other force majeure, may significantly impact the project's schedule.*

4 FINANCIAL PLAN

The financial projections are based upon the estimated costs associated with accomplishing the Project's development and construction, as herein defined by its Development Scope. The projected expenditures, which indicate the necessary capital requirements, are influenced by the parcel's size, boundary, dimensions, its topographic considerations, by the scope of design, and by construction sequencing.

The financial projections are as presented. All cost estimates are subject to and impacted by current and changing construction industry market conditions.

Project Cash Flow Projection

Income:	
Receipts	
Residential Homes Sales	1,800,000.00
Sales Commissions	90,000.00
Operating Revenue	\$1,710,000.00
<hr/>	
Expenses:	
Hard Costs	
Property Procurement	5,000.00
Pre-Development	2,000.00
Civil Design/Site Development	0.00
Architectural Design/Development	8,000.00
Development Site Construction	0.00
Home Building/ Construction	962,305.00
Amenity Package	0.00
Marketing Program	4,200.00
Development/Impact/Permitting Fees	3,000.00
Interest Reserve	44,000.00
Lender Points/Fees	0.00
Loan Closing Costs	8,000.00
Total Disbursement (Principle Loan and Equity In Process)	\$1,029,505.00
Total Monthly Loan Interest Payment Expense	63,600.00
Property Taxes	0.00
Gross Cash Flow	706,895.00
Soft Costs	
Legal services	4,000.00
Maintenance/General Expenses and Reserves	3,000.00
<hr/>	
Cumulative Net Cash Flow:	\$699,895.00

Note: What is presented above is what is projected to occur. It is, however, representational. The manner of construction and the rate at which homes are sold will be influenced by varying market considerations which may be different at the time construction and sales activity is initiated.

Sources and Uses

SOURCES AND USES

SOURCES OF FUNDS

<i>Debt Financing</i>	<i>\$1,022,305.00</i>
<i>Mezzanine</i>	<i>\$0.00</i>
<i>Equity</i>	<i>\$26,200.00</i>
<i>Brand Equity/Key Money</i>	<i><u>\$0.00</u></i>
<i>Total Sources</i>	<i>\$1,048,505.00</i>

USES OF FUNDS

<i>Acquisition</i>	<i>\$5,000.00</i>
<i>Closing Costs</i>	<i>\$8,000.00</i>
<i>Fees</i>	<i>\$3,000.00</i>
<i>Interest Reserve</i>	<i>\$44,000.00</i>
<i>Design/Engineering</i>	<i>\$8,000.00</i>
<i>Development/Construction/Renovation</i>	<i><u>\$980,505.00</u></i>
<i>Total Uses</i>	<i>\$1,048,505.00</i>

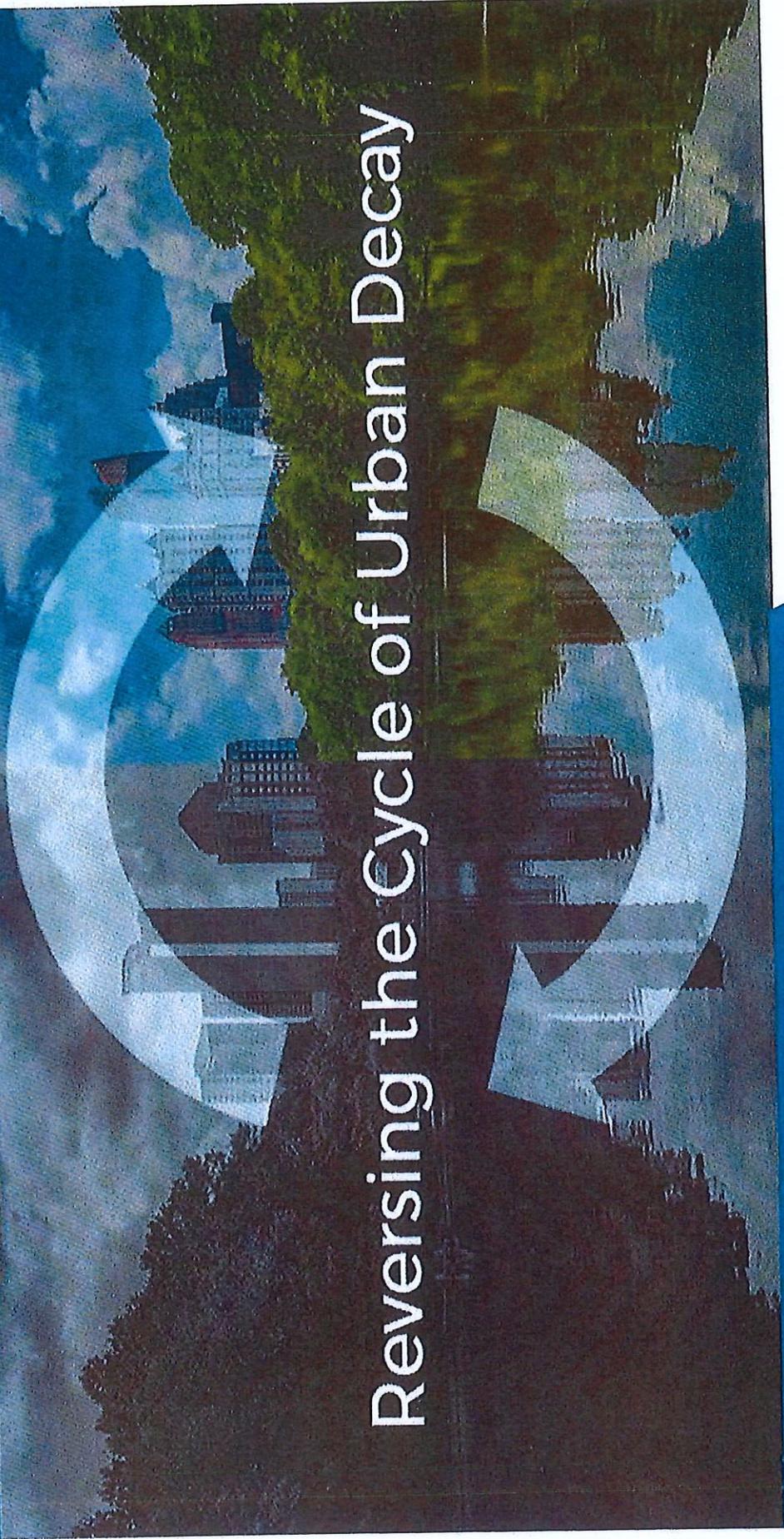
DETAILED UNIT CONSTRUCTION ESTIMATE - HARRISON STREET								
SFR	Estimate							
NO. & Description of System/Section	1500	SQ FT						
Summary	Quantity		Labor		Material		Sub Total	Sub-Section Total
	# units	unit meas.	per unit	SUB TOTAL	per unit	SUB TOTAL		
1.0 GENERAL REQUIREMENTS:								
Permits	8		\$0.00	\$0	\$262.50	\$2,100	\$2,100	
Builder's Risk Insurance	8		\$0.00	\$0	\$500.00	\$4,000	\$4,000	
General Liability	8		\$0.00	\$0	\$500.00	\$4,000	\$4,000	
Bonding	8		\$0.00	\$0	\$500.00	\$4,000	\$4,000	
					\$0.00	\$0	\$0	
SUB-SECTION TOTAL:							\$14,100	
2.0 SITE WORK:								
CLEAR/EXCAV/BK-FILLX-FILL	1		\$0.00	\$0	\$1,200.00	\$1,200	\$1,200	
LANDSCAPE & IRRIGATION	1		\$0.00	\$0	\$1,500.00	\$1,500	\$1,500	
Erosion Control/Silt Fence/NPDES	1		\$0.00	\$0	\$2,000.00	\$2,000	\$2,000	
WATER METER	8		\$0.00	\$0	\$500.00	\$4,000	\$4,000	
SEWER TIE IN	8		\$0.00	\$0	\$250.00	\$2,000	\$2,000	
CONSTRUCTION DRIVE	1				\$750.00	\$750	\$750	
SUB-SECTION TOTAL:							\$11,450	
3.0 CONCRETE:								
FTGS/FDN /DAMPFRFG/T-DRAIN	8		\$2,000.00	\$16,000	\$2,750.00	\$22,000	\$38,000	
GARAGE & BSMT SLABS/ REINFORCING STEEL	8		\$750.00	\$6,000	\$250.00	\$2,000	\$8,000	
PATIO/DRIVEWAY/WALKWY(CONC)	8		\$0.00	\$0	\$1,250.00	\$10,000	\$10,000	
LIGHTWEIGHT/ PRE-CAST	8		\$0.00	\$0	\$800.00	\$6,400	\$6,400	
PEST CONTROL	8				\$250.00	\$2,000	\$2,000	
SUB-SECTION TOTAL:							\$64,400	
4.0 MASONRY:								
BRICK	4		\$2,000.00	\$8,000	\$500.00	\$2,000	\$10,000	
BLOCK	2		\$1,000.00	\$2,000	\$500.00	\$1,000	\$3,000	
STONE	2		\$4,000.00	\$8,000	\$300.00	\$600	\$8,600	
STUCCO			\$0.00	\$0	\$0.00	\$0	\$0	
SUB-SECTION TOTAL:							\$21,600	
5.0 METALS:								
STEEL STAIRS AND RAILS	8		\$1,500.00	\$12,000	\$500.00	\$4,000	\$16,000	
ORNAMENTAL STR/ MISC.				\$0		\$0	\$0	
STRUCTURAL STEEL	8			\$0	\$2,000.00	\$16,000	\$16,000	
SUB-SECTION TOTAL:							\$32,000	
6.0 WOOD AND PLASTICS:								
ROUGH CARPENTRY	8		\$0.00	\$0	\$20,000.00	\$160,000	\$160,000	
FINISH CARPENTRY	8		\$0.00	\$0	\$6,000.00	\$48,000	\$48,000	
CORNICE/ TRIM	8		\$3,000.00	\$24,000	\$2,000.00	\$16,000	\$40,000	
ROUGH LUMBER	1		\$0.00	\$0	\$30,000.00	\$30,000	\$30,000	
FINISH LUMBER	1		\$0.00	\$0	\$4,000.00	\$4,000	\$4,000	
CABINETS	8		\$1,250.00	\$10,000	\$6,000.00	\$48,000	\$58,000	
WOOD SIDING			\$0.00	\$0	\$0.00	\$0	\$0	
DECK	8		\$0.00	\$0	\$750.00	\$6,000	\$6,000	
SUB-SECTION TOTAL:							\$346,000	

7.0 THERMAL AND MOISTURE PROTECTION:							
ROOFING/FELTS/FLASHING	8	\$0.00	\$0	\$4,000.00	\$32,000	\$32,000	
GUTTERS & DOWNSPOUTS	8	\$0.00	\$0	\$1,200.00	\$9,600	\$9,600	
WATER PROOFING	8	\$0.00	\$0	\$400.00	\$3,200	\$3,200	
INSULATION	8	\$0.00	\$0	\$400.00	\$3,200	\$3,200	
SUB-SECTION TOTAL:							\$48,000
8.0 DOORS AND WINDOWS:							
DOORS	104	\$0.00	\$0	\$150.00	\$15,600	\$15,600	
GAR. DOOR	8	\$0.00	\$0	\$1,500.00	\$12,000	\$12,000	
HDWRE-FINISH/SHELFS/MIRR/SHWRDR	104	\$250.00	\$26,000	\$750.00	\$78,000	\$104,000	
WINDOWS	104	\$0.00	\$0	\$250.00	\$26,000	\$26,000	
SPECIAL DOORS (PATIOS, ETC)			\$0	\$0.00	\$0	\$0	
SUB-SECTION TOTAL:							\$157,600
9.0 FINISHES:							
DRYWALL	8	\$2,500.00	\$20,000	\$1,500.00	\$12,000	\$32,000	
PAINTING/WALLPAPER	8	\$0.00	\$0	\$1,500.00	\$12,000	\$12,000	
CERAMIC TILE	8	\$0.00	\$0	\$1,000.00	\$8,000	\$8,000	
COUNTER / VANITY TOPS	4	\$1,500.00	\$6,000	\$4,000.00	\$16,000	\$22,000	
HARDWOOD	4	\$0.00	\$0	\$4,000.00	\$16,000	\$16,000	
SUB-SECTION TOTAL:							\$90,000
10.0 SPECIALTIES:							
MAILBOX	8	\$0.00	\$0	\$50.00	\$400	\$400	
FIREPLACE	8	\$0.00	\$0	\$300.00	\$2,400	\$2,400	
SUB-SECTION TOTAL:							\$2,800
11.0 EQUIPMENT:							
RANGE/OVEN	8		\$0	\$500.00	\$4,000	\$4,000	
REFRIGERATOR	8		\$0		\$0	\$0	
DISHWASHER	8		\$0	\$400.00	\$3,200	\$3,200	
DISPOSAL	8	\$0.00	\$0	\$200.00	\$1,600	\$1,600	
HOOD	8	\$0.00	\$0	\$200.00	\$1,600	\$1,600	
MICROWAVE OVEN	8	\$0.00	\$0	\$300.00	\$2,400	\$2,400	
SUB-SECTION TOTAL:							\$12,800
12.0 FURNISHINGS:							
CARPET	8	\$0.00	\$0	\$400.00	\$3,200	\$3,200	
SHADES/BLINDS		\$0.00	\$0		\$0	\$0	
DRAPES		\$0.00	\$0		\$0	\$0	
SUB-SECTION TOTAL:							\$3,200
13.0 SPECIAL CONSTRUCTION:							
SUB-SECTION TOTAL:							\$0
14.0 CONVEYING SYSTEMS:							
ELEVATORS				\$0.00	\$0	\$0	
SUB-SECTION TOTAL:							\$0

15.0 MECHANICAL:							
HVAC ROUGH	8		\$0.00	\$0	\$1,250.00	\$10,000	\$10,000
HVAC FINISH	8		\$0.00	\$0	\$1,000.00	\$8,000	\$8,000
PLUMBING - ROUGH	8		\$0.00	\$0	\$750.00	\$6,000	\$6,000
PLUMBING - UNDER SLAB	8		\$0.00	\$0	\$625.00	\$5,000	\$5,000
PLUMBING - FINISH / SET FIXTURES	8		\$150.00	\$1,200	\$750.00	\$6,000	\$7,200
SUB-SECTION TOTAL:							\$36,200
16.0 ELECTRICAL:							
METER PANEL & WIRING	8		\$0.00	\$0	\$1,500.00	\$12,000	\$12,000
UNIT PANEL & WIRING	8		\$0.00	\$0	\$750.00	\$6,000	\$6,000
SET FIXTURES & TRIM	8		\$250.00	\$2,000	\$750.00	\$6,000	\$8,000
CABLE/DATA WIRING	8		\$0.00	\$0	\$1,200.00	\$9,600	\$9,600
ALARM SYSTEM	8		\$0.00	\$0	\$2,000.00	\$16,000	\$16,000
INT. COM/SEC SYS			\$0.00	\$0	\$0.00	\$0	\$0
LIGHTING ALLOWANCE	8		\$0.00	\$0	\$300.00	\$2,400	\$2,400
SUB-SECTION TOTAL:							\$54,000
17.0 OTHERS:							
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
SUB-SECTION TOTAL:							\$0
18.0 CHANGE ORDERS:							
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
SUB-SECTION TOTAL:							\$0
19.0 INDIRECTS / ADMIN.:							
CLEANING	8		\$400.00	\$3,200	\$0.00	\$0	\$3,200
EQUIPMENT RENTAL	1		\$0.00	\$0	\$1,000.00	\$1,000	\$1,000
TEMPORARY UTILITIES	1		\$0.00	\$0	\$1,000.00	\$1,000	\$1,000
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
			\$0.00	\$0		\$0	\$0
SUB-SECTION TOTAL:							\$5,200
SUB TOTAL:							\$899,350
CONTINGENCY							\$26,981
CONTRACTOR'S FEE	1		\$17,987.00	\$17,987	\$17,987.00	\$17,987	\$35,974
O.H. & PROFIT							\$0
TOTAL CONSTRUCTION:							\$962,305

HARRISON STREET HOMES by STONEWOOD HOMES

Reversing the Cycle of Urban Decay



About Stonewood Homes

- Stonewood Homes was established to fill the need for quality and affordable residential housing in the Petersburg area. We take pride in creating homeownership, while upholding community values and pride of home ownership. Our vision is to build livable homes and sustainable communities that offer residents an affordable and stylish home in a new urban oasis.
- With an emphasis on restoring the community's self-sufficiency and maintaining a level of affordability for current and potential residents, Stonewood has developed a plan that will focus on revitalization and historical restoration. In addition to cleaning the community and inspiring residents to get involved in its restoration, Stonewood hopes to promote increased homeownership amongst Petersburg residents.

Goal & Strategy

Overall Goal :

- To increase the number of residential units through new construction for the purpose of providing housing opportunities for a broad cross-section of Petersburg's residents and beyond.
- Assist in fulfilling one of the City of Petersburg's "Five Fingers" of Economic Development via **Real Estate Development / Homeownership**
- Reinvest in neglected communities
- Build transit oriented communities
- Maintain smart growth real estate practices in urban markets.

Our strategy addresses three interrelated aspects of a housing development partnership with municipality or affiliated housing agencies:

1. Land acquisition via a defined purchase plan for new construction
2. Planning concepts and programs for providing affordable and market rate housing
3. Identify private and public capital, thus creating an environment for a continued investment deployment toward a project pipeline.

Our Approach

The Stonewood Homes Team is poised to create market rate, affordable housing in transitional intown neighborhoods through a five phase process.



Acquire prime sites in under-invested neighborhoods with high growth potential near urban centers.



Build new construction 3 bedroom/ 2 bathroom homes on each site



Sell homes at a price point that is affordable to the city's median income.



Use proceeds from home sales to reinvest in the community and purchase more **Vacant and Marketable** land lots from City of Petersburg or private land owners.

Our Comprehensive End-to-End Solution

Inventory Control	Property Acquisition	Property Closing
	Assessment p/ Criteria	
On-Site Property Evaluation	Property Due Diligence	Construction Cost Estimation
	Market Analysis & Appraisal	
	Project Financing - Warehouse Line	Funds Management
	Collateralization	
Buyer Pipeline	Buyer Sourcing	Product Matching
	Screening/Pre-Approval	
Construction Management	Site Management	Continuous Progress Tracking
	Site safety and Cleanliness	
Final Inspection	Buyer Facilitation	Closing Coordination
	Qualification Update	
	Homeownership	
	Pre-Closing Walk Thru	Housing Occupied

Target Criteria for Site Selection

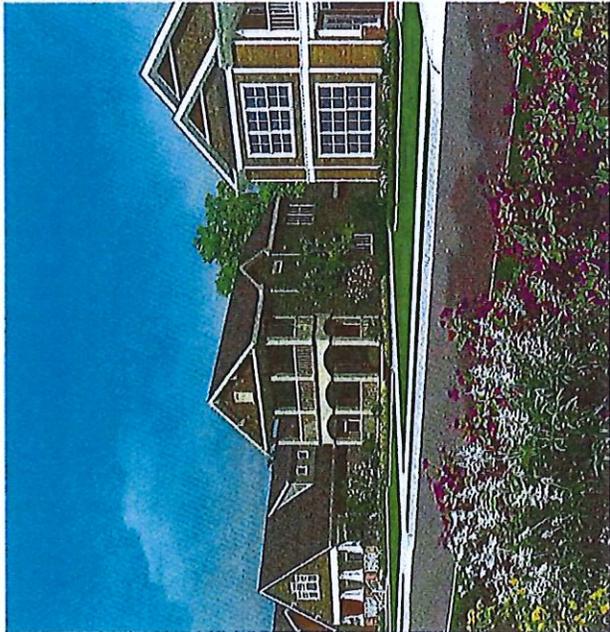
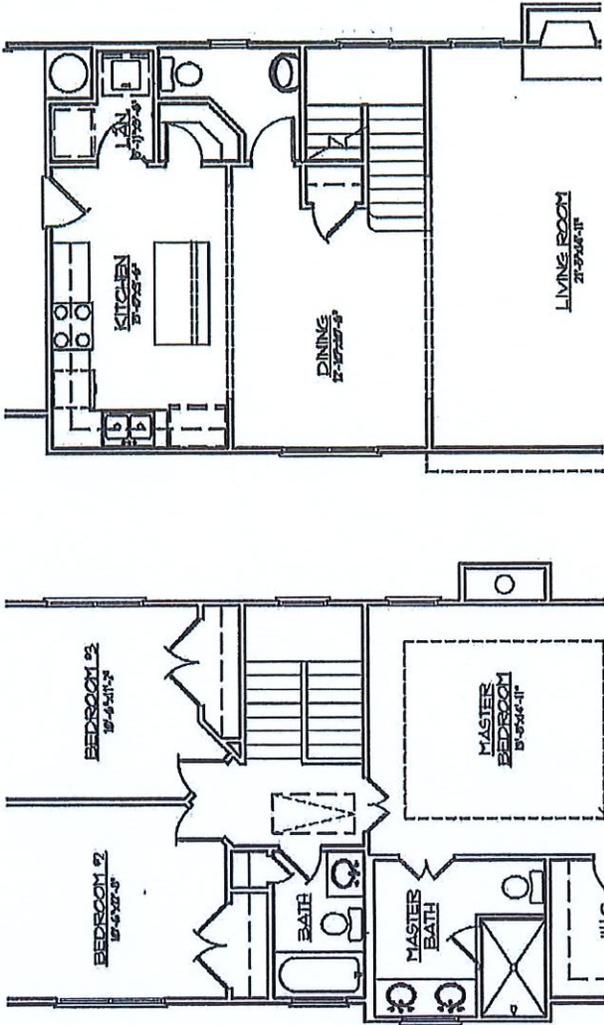
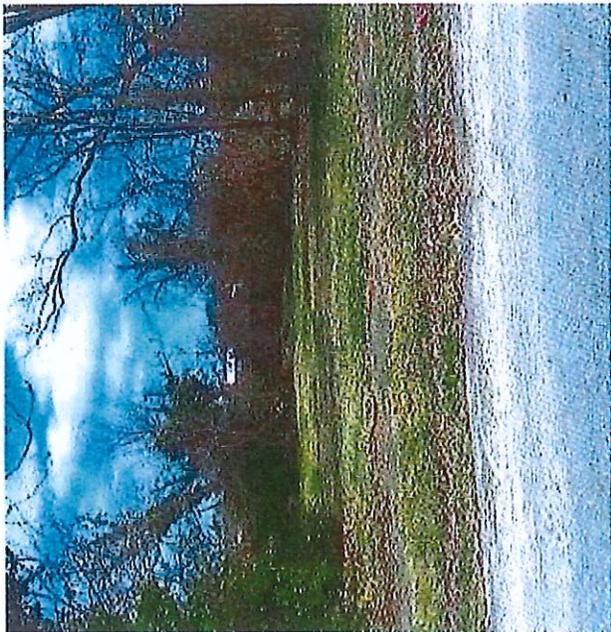
Property Information

Address	Harrison Street	✓ Easily accessible to employment and social centers via public and private transportation
Lot Size	0.5 Acres	✓ Ideal sites are within established communities, in Opportunity Zones and/or Enterprise Zones
Build	New Construction	✓ Current and future development within walking distance
Zoning	Single Family Residential	✓ Neighborhoods in the path of development
Homesites	8 Homes	✓ Near demand drivers (existing or planned)
House Specifications	1,500 SF 3 Bed / 2.5 Bath	✓ Critical Mass opportunities ✓ Community support organizations ✓ Opportunistic land basis by leveraging relationships with City of Petersburg
		✓ Partnerships with land assemblers that allow us to scale

Infill within a Neighborhood Context

Existing neighborhood and city corridors offer targeted redevelopment opportunities which can provide not only a diversity of housing types and scales, but also create a walkable mixed-use identity and sense of place to the various neighborhoods they service.





HARRISON STREET HOMES

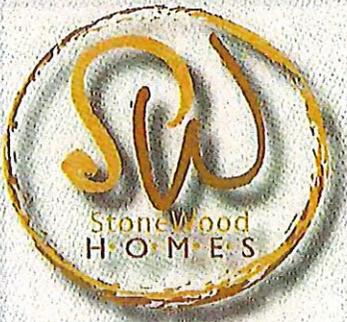
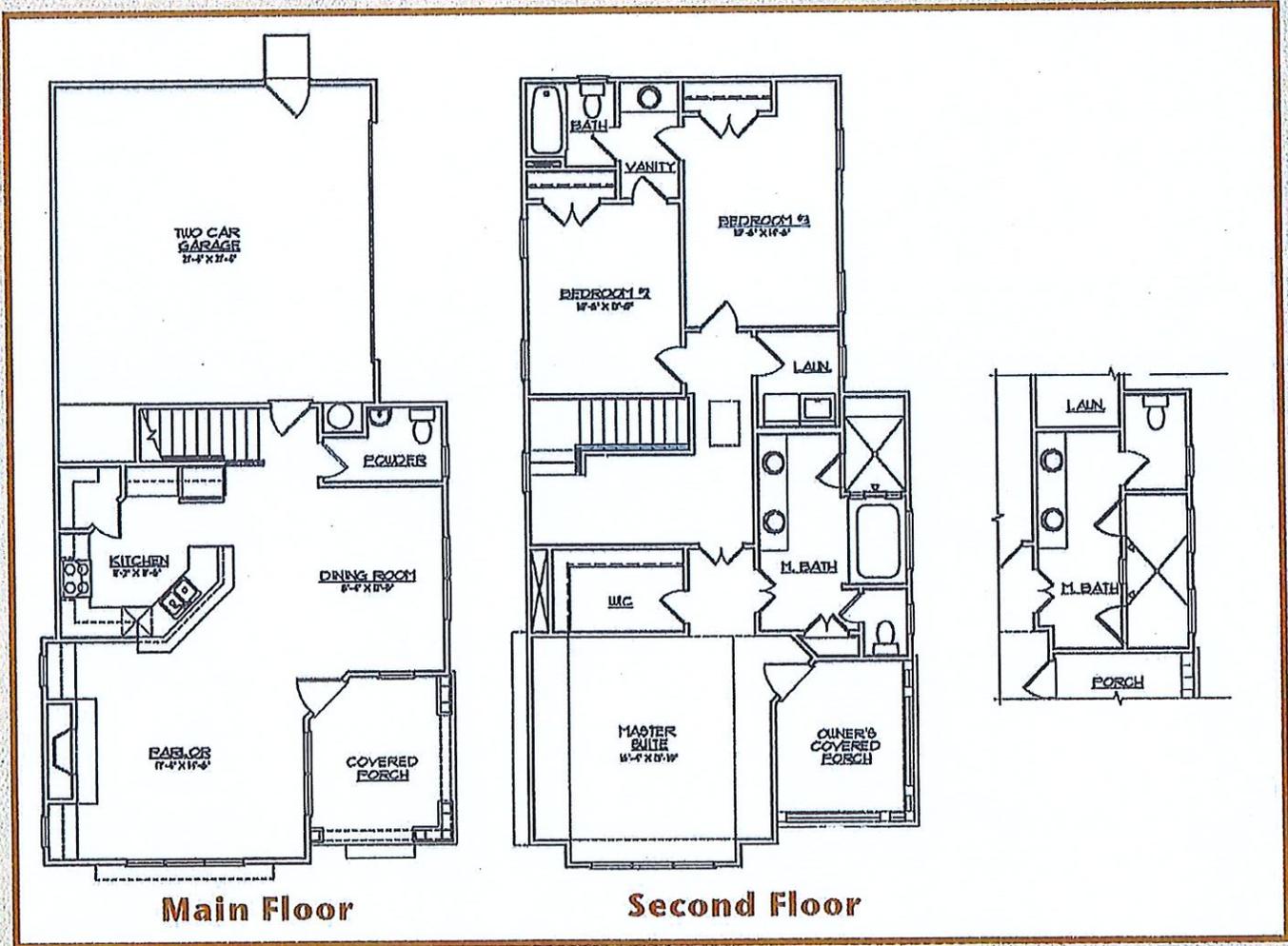
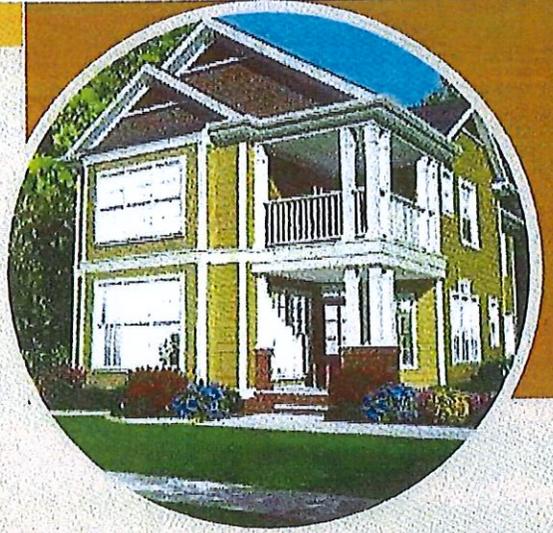
Current Project Summary

- ❑ Harrison Street Homes lies within the fabric of the Delectable Heights community which boasts a long and rich history as a traditional neighborhood. Harrison Street Homes will consist of eight entry level, single-family detached homes plotted consecutively on or around Street and feature stylish interiors features and historically inspired exterior elements. This project is in close proximity to a historic district and blocks from retail activity, and minutes from downtown attractions and restaurants.
- ❑ Harrison Street Homes represents the epitome of urban living in an emerging traditional neighborhood. The historically inspired architecture, combined with a lifestyle that is enriched by location, makes Harrison Street Homes a model intown neighborhood development.
- ❑ Groundbreaking for Harrison Street Homes is set for 2019 (contingent upon zoning, permitting, municipal and community support). The project, which is scheduled for completion in 2021, will provide attractive and affordable housing for low-income families.

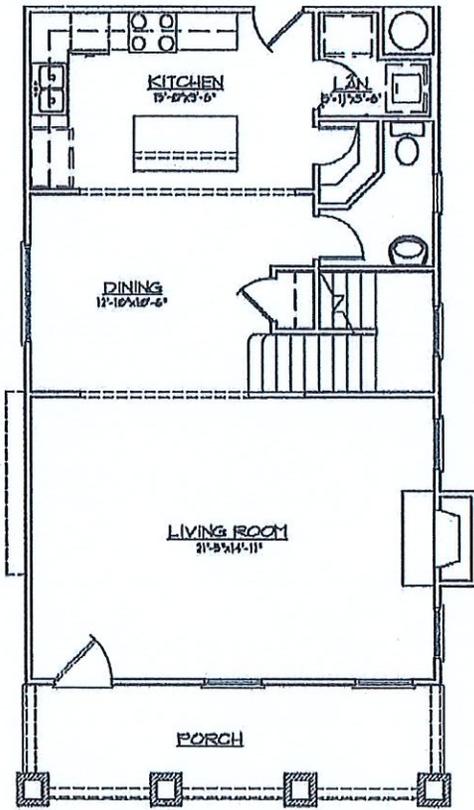
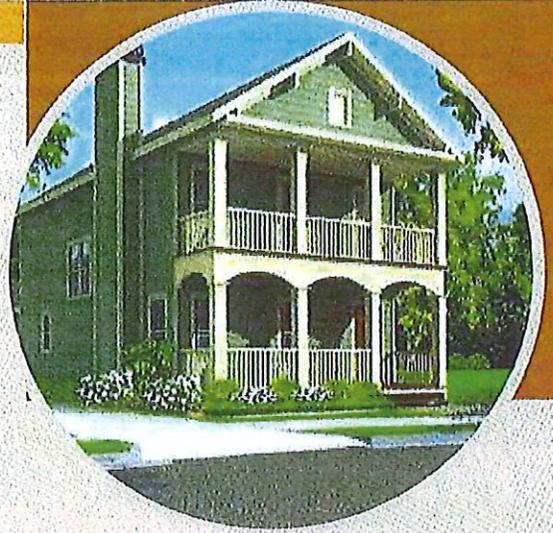
Project : Homesite Summary

ADDRESS	PLAN	SQUARE FEET	PRICE
LOT 1	MORNINGSIDE	1822	180,000
LOT 2	ST. JAMES	1847	185,000
LOT 3	MORNINGSIDE	1822	180,000
LOT 4	WOODRUFF	1540	150,000
LOT 5	ST. JAMES	1847	185,000
LOT 6	MORNINGSIDE	1822	180,000
LOT 7	ST. JAMES	1847	185,000
LOT 8	WOODRUFF	1540	150,000

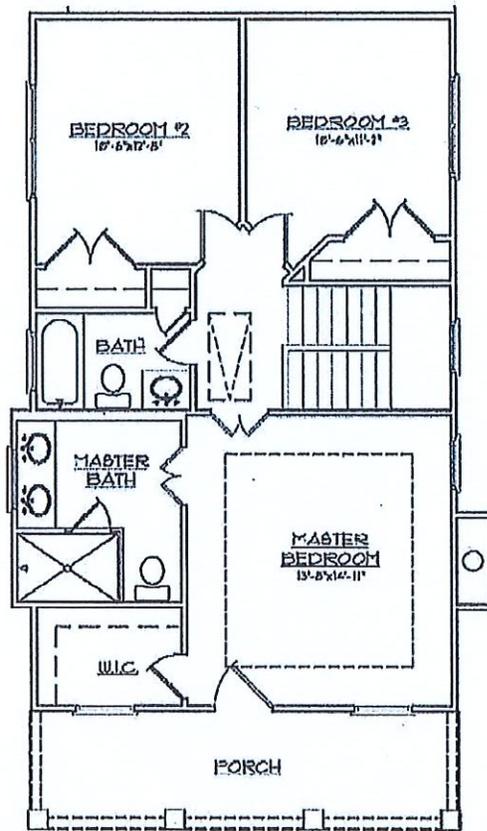
Morningside



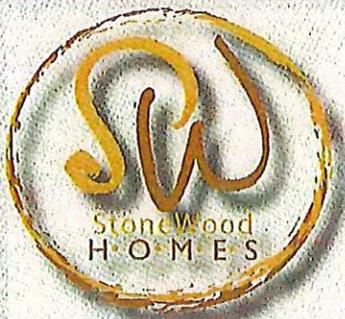
Woodruff



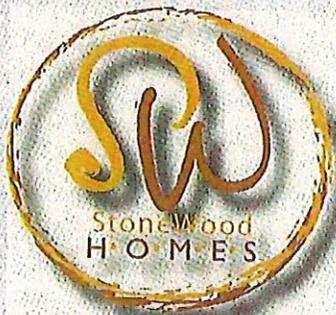
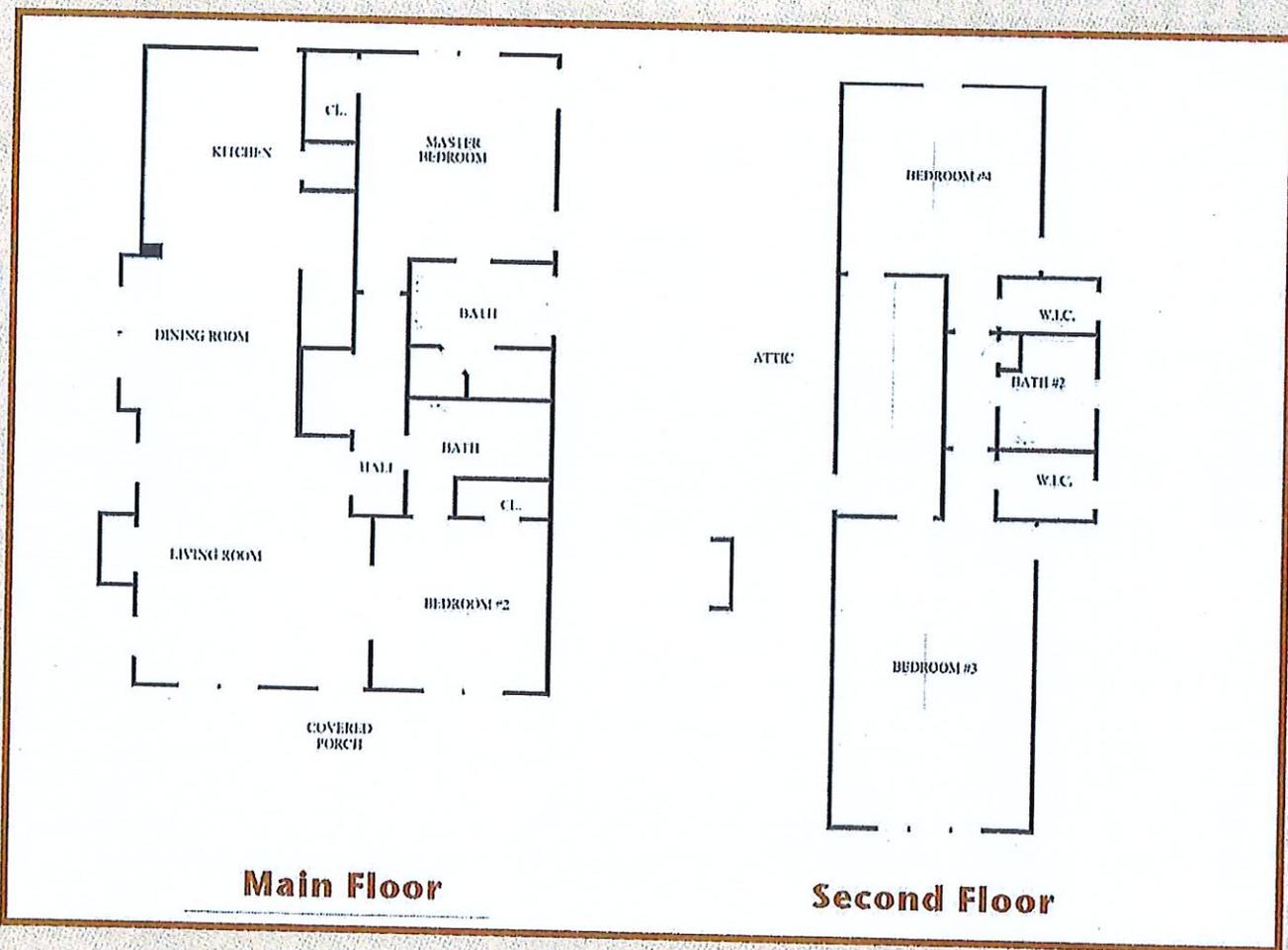
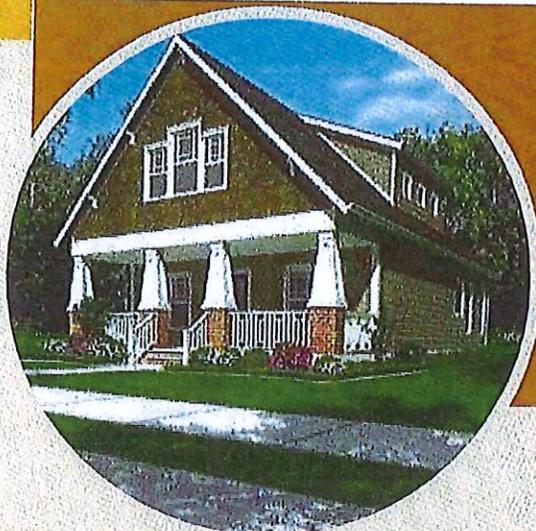
Main Floor



Second Floor



St. James



ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Chilon Bolton toward the Sale of City-owned property at 450 Harrison St, 452 Harrison Street, 602 Harrison Street, 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 438 Harrison Street, and 440 Harrison Street;

WHEREAS, the City of Petersburg has received a proposal from Chilon Bolton to purchase the City-owned property at 450 Harrison St, 452 Harrison St, 602 Harrison St, 427 Harrison St, 429 Harrison St, 431 Harrison St, 432 Harrison St, 438 Harrison St, and 440 Harrison St, to develop residential houses to sale at market value; and

WHEREAS, the property is zoned R-3 and the total area is 54,123 square feet;

WHEREAS, per the City's Zoning Ordinance, the minimum dimensions for a single-family dwelling in a R-3 District are 50 feet wide and 5,000 square feet in area, and the minimum dimensions for a two-family dwelling in a R-3 District are 60 feet wide and 6,000 square feet in area; and

WHEREAS, the property located at 450 Harrison St, 452 Harrison Street, 602 Harrison Street, 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 438 Harrison Street, and 440 Harrison Street does meet the minimum dimensions for a single or two family dwelling; and

WHEREAS, Chilon Bolton proposes to use the property single family residential; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned lots to be maintained and an inclusion of the property on the City's list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to consideration of an ordinance authorizing the sale of City-owned property on May 18,

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 Chilon Bolton toward the Sale and development of City-owned property at 450 Harrison St, 452 Harrison St, 602 Harrison St, 427 Harrison St, 429 Harrison St, 431 Harrison St, 432 Harrison St, 438 Harrison St, and 440 Harrison St.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing regarding a Proposal to purchase City-owned property located at 1119 West High Street and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement towards the sale of the City-owned property.**

PURPOSE: A Public Hearing regarding a proposal to purchase City-owned property located at 1119 West High Street, and consideration of an Ordinance authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property.

REASON: Consider an Ordinance authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property located at 1119 West High Street

RECOMMENDATION: The Department of Economic Development recommends approval of the ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Petersburg Revival, LLC towards the sale of City Owned property located at 1119 West High Street.

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.

This proposal is in compliance with the Guidelines for the Disposition of City Real Estate Property, Zoning, and the Comprehensive Land Use Plan.

Property Information

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

COST TO CITY: Conveyance of Real Property

BUDGETED ITEM: N/A

REVENUE TO CITY: \$3300

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 20-R-68

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. High St W Council Packet
2. 0518_2021PublicHearing1119WHighSt

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	Acreage	0.02 Bldg SF
Year Constructed	NA		
Project Developer	Petersburg Revival LLC		
Contact Name	Bill Fitzhugh		
Address	3816 W Old Gun Rd	Phone	8043878627
	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	Permanent Jobs	NA
Average Wage	NA		NA
Contingencies			

City Assessment

Outstanding Obligations			
Proposed Land Use	lot	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	\$ 6,600.00	Appraised Value	\$ - Date

City Revenue from Sale	\$ (3,300.00)					
Projected Tax Revenue	Abatement	Year 1	Year 5	Year 20		
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

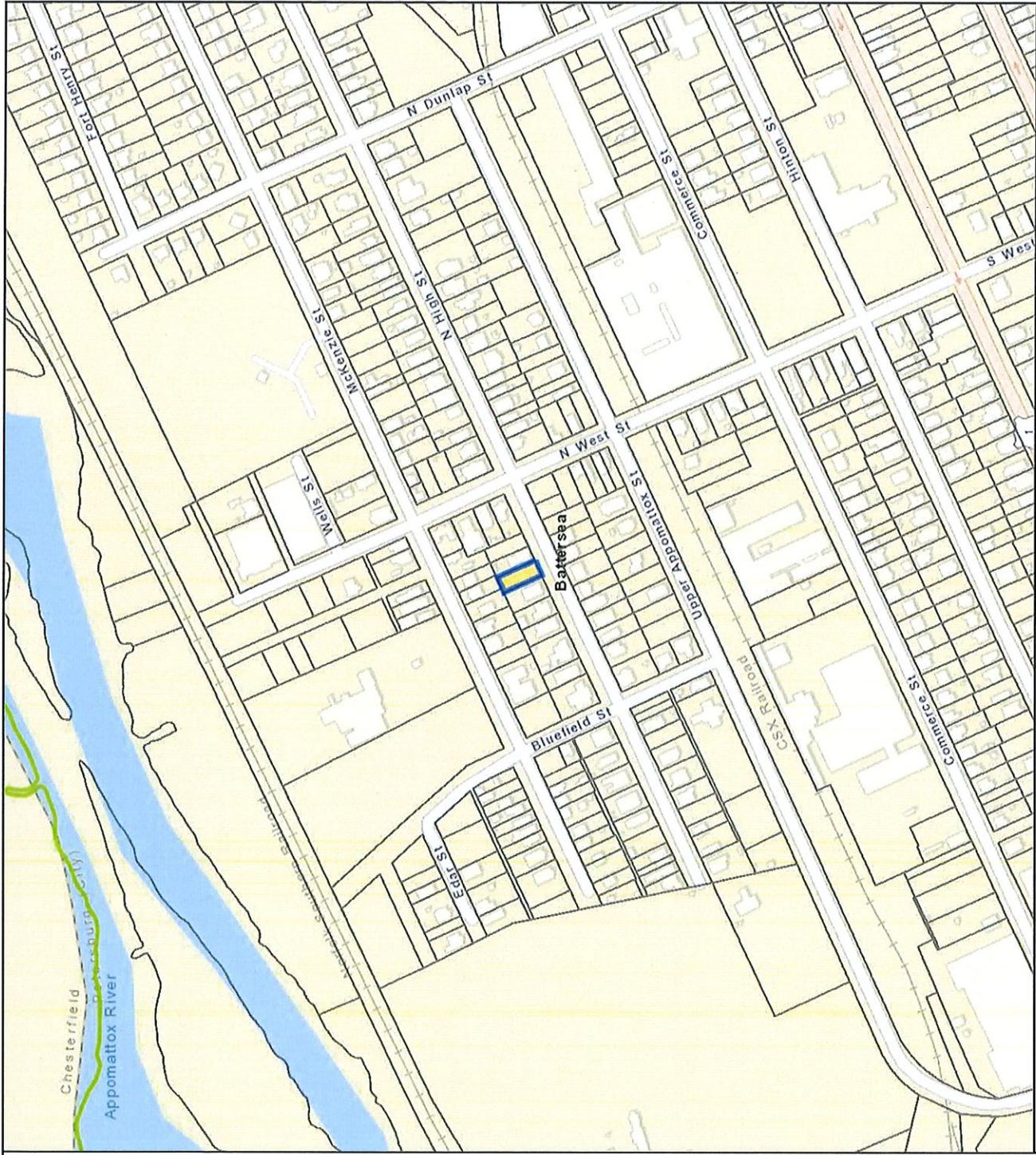
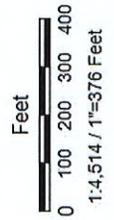
Property Tax (Coming Soon)

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

An Ordinance authorizing the City Manager to execute a Purchase Agreement toward the Sale of City-owned property at 1119 West High Street, Parcel 024080016

WHEREAS, the City of Petersburg has received a proposal from Petersburg Revival, LLC to purchase the City-owned property at 1119 West High Street Parcel ID: 024080016; and

WHEREAS, Petersburg Revival, LLC owns the adjacent property located at 1117 West High St; and

WHEREAS, the property is zoned R-3 and the width of the property is 42.5 feet, and the total area is 4,675 square feet;

WHEREAS, per the City’s Zoning Ordinance, the minimum dimensions for a single-family dwelling in a R-3 District are 50 feet wide and 5,000 square feet in area, and the minimum dimensions for a two-family dwelling in a R-3 District are 60 feet wide and 6,000 square feet in area; and

WHEREAS, the property at 1119 West High Street does not meet the minimum dimensions for a single or two family dwelling; and

WHEREAS, Petersburg Revival, LLC proposes to use the property as open space; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned lots to be maintained and an inclusion of the property on the City’s list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to consideration of an ordinance authorizing the sale of City-owned property on May 18, 2021.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby approves the ordinance authorizing the City Manager to execute a Purchase Agreement with Petersburg Revival, LLC toward the sale of City-owned property at 1119 West High Street.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing regarding a proposal to purchase City-owned property located at 105 North Burch Street, 109 North Burch Street, 113 North Burch Street, and 115 North Burch Street, and consideration of an Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Little Creek Kung Fu Wudang Daoist Temple of Virginia, INC towards the sale of City-owned property.**

PURPOSE: A Public Hearing regarding a proposal to purchase City-owned property located at 105 North Burch Street 012-080012, 109 North Burch Street 012-080014, 113 North Burch Street 012-080015, and 115 North Burch Street 012-080015, and consideration of an Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Little Creek Kung Fu Wudang Daoist Temple of Virginia, INC towards the sale of City-owned property.

REASON:

Consideration an Ordinance authorizing the City Manager to execute a Purchase Agreement towards the sale of the City-owned property located at 105 North Burch Street, 109 North Burch Street, 113 North Burch Street, and 115 North Burch Street

RECOMMENDATION: The Department of Economic Development recommends City Council consideration of the ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Little Creek Kung Fu Wudang Daoist Temple towards the sale of City Owned property located at 105, 109, 113, 115 North Burch Street.

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.

The zoning for each parcel is R3. The proposed use meets the current zoning requirements.

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: \$13,200 and real estate tax revenue

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 20-R-68

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Council Packet Final
2. Ordinance05122021

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**

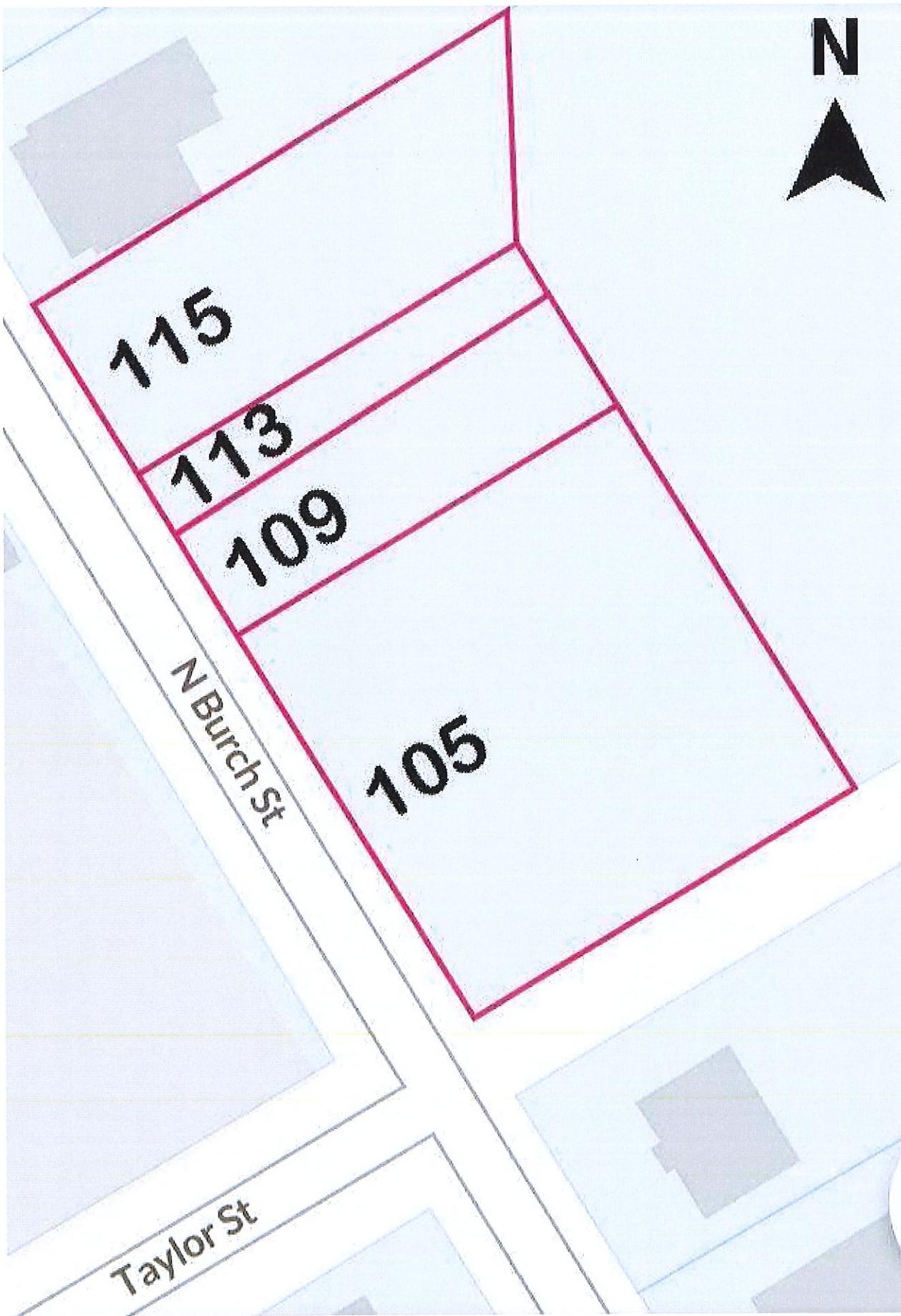
Narrative:

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

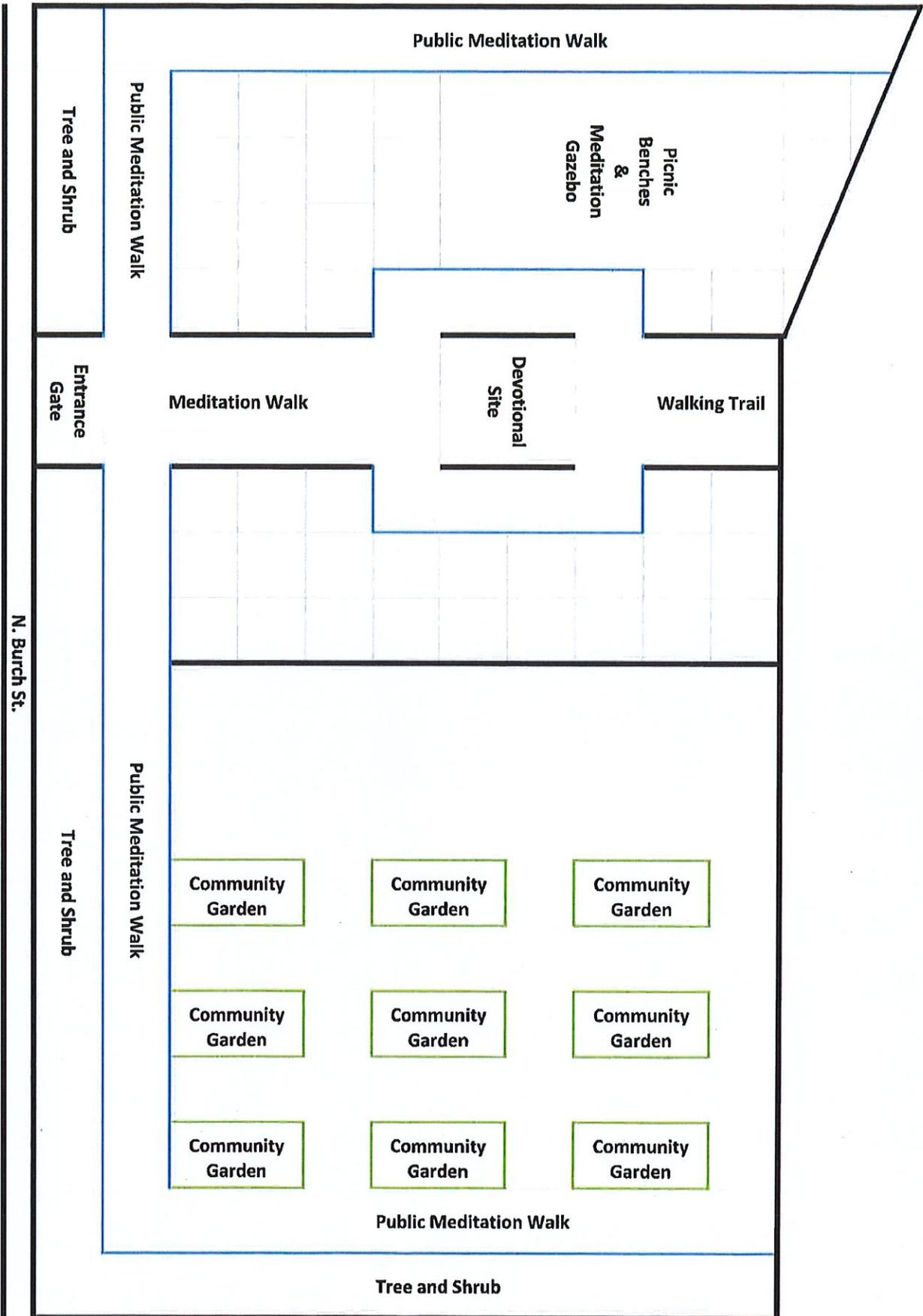
109

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
Acreage	0.023
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 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)

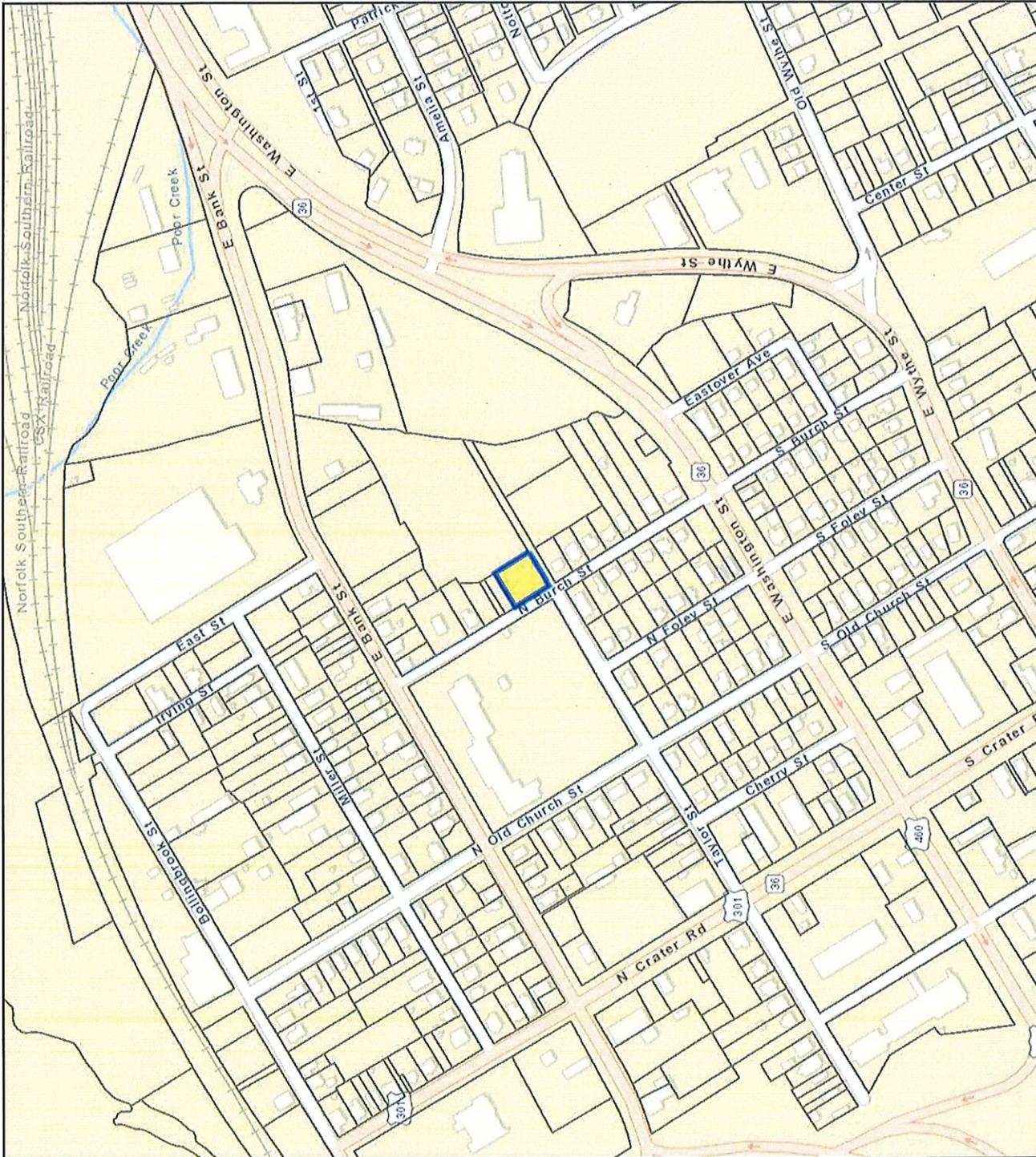
DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all 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.

Petersburg, Virginia

Legend

- County Boundaries
- Parcels

Feet



Parcel #: 012080012

Date: 4/7/2021

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.

LOT 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

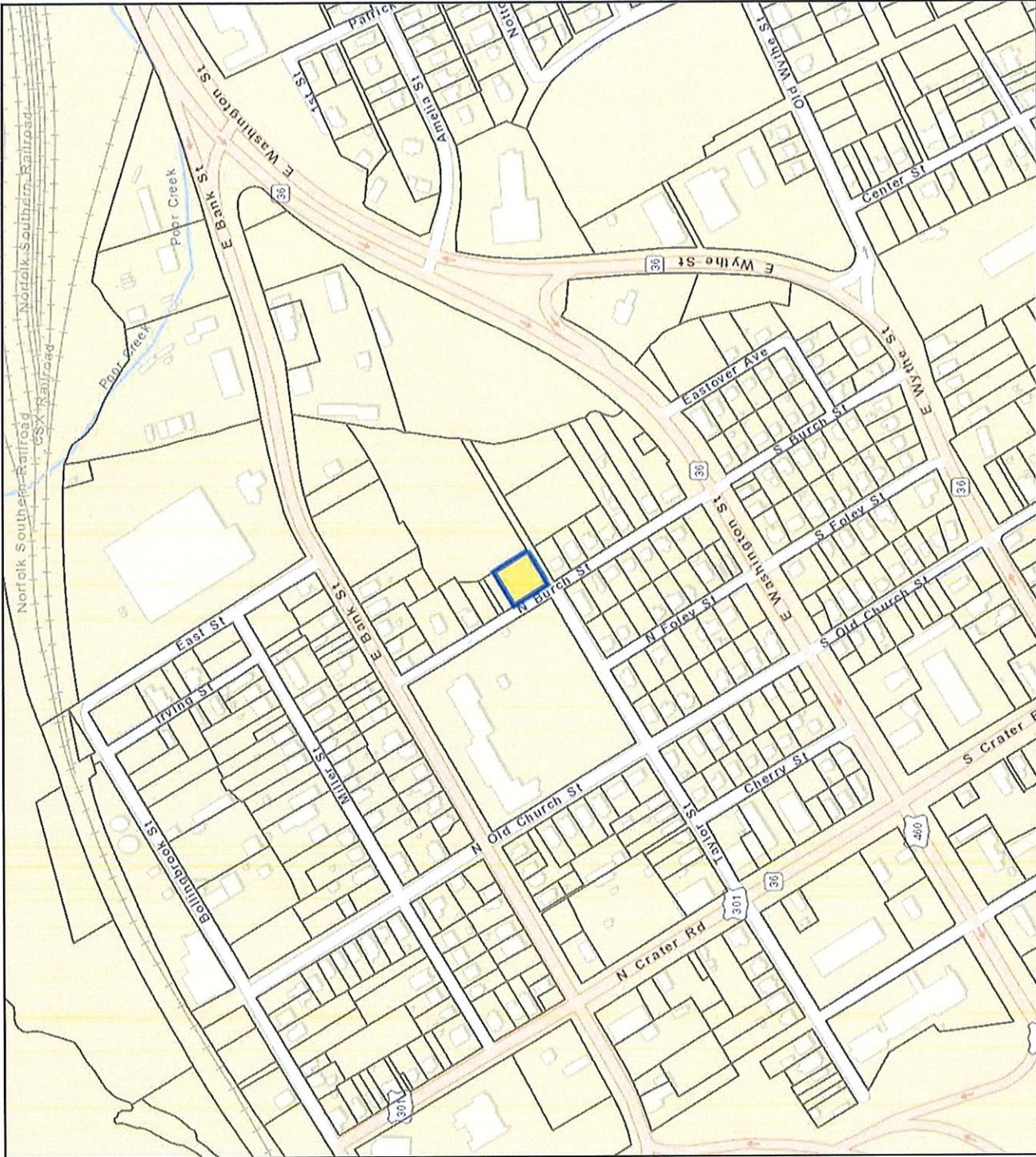
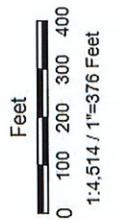
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels

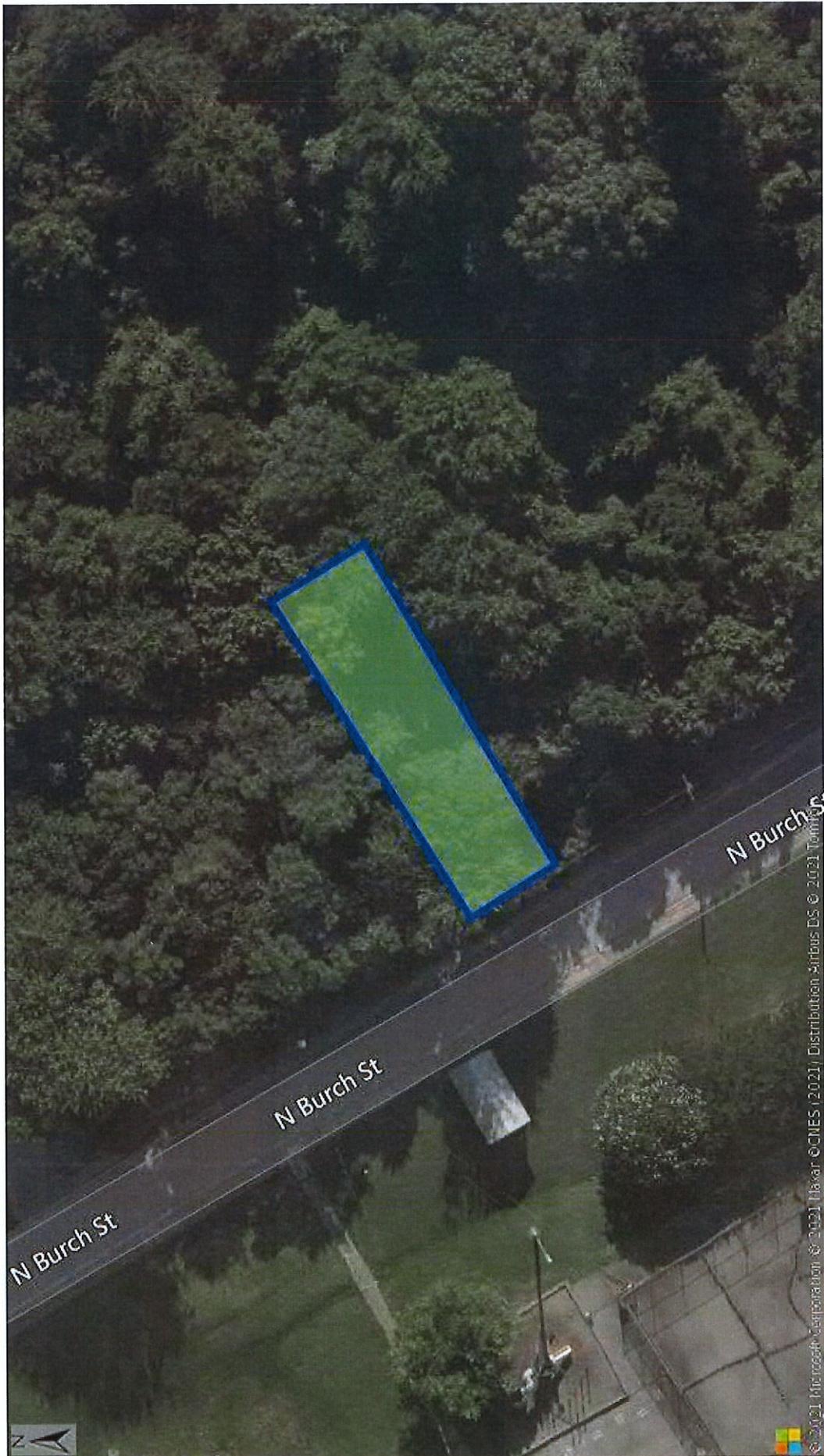


Parcel #: 012080012

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 <u> </u>		
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 <u> </u>		
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 <u> </u> Council Review Date <u> </u>		
Disposition Ord #	Ord Date <u> </u>		

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)

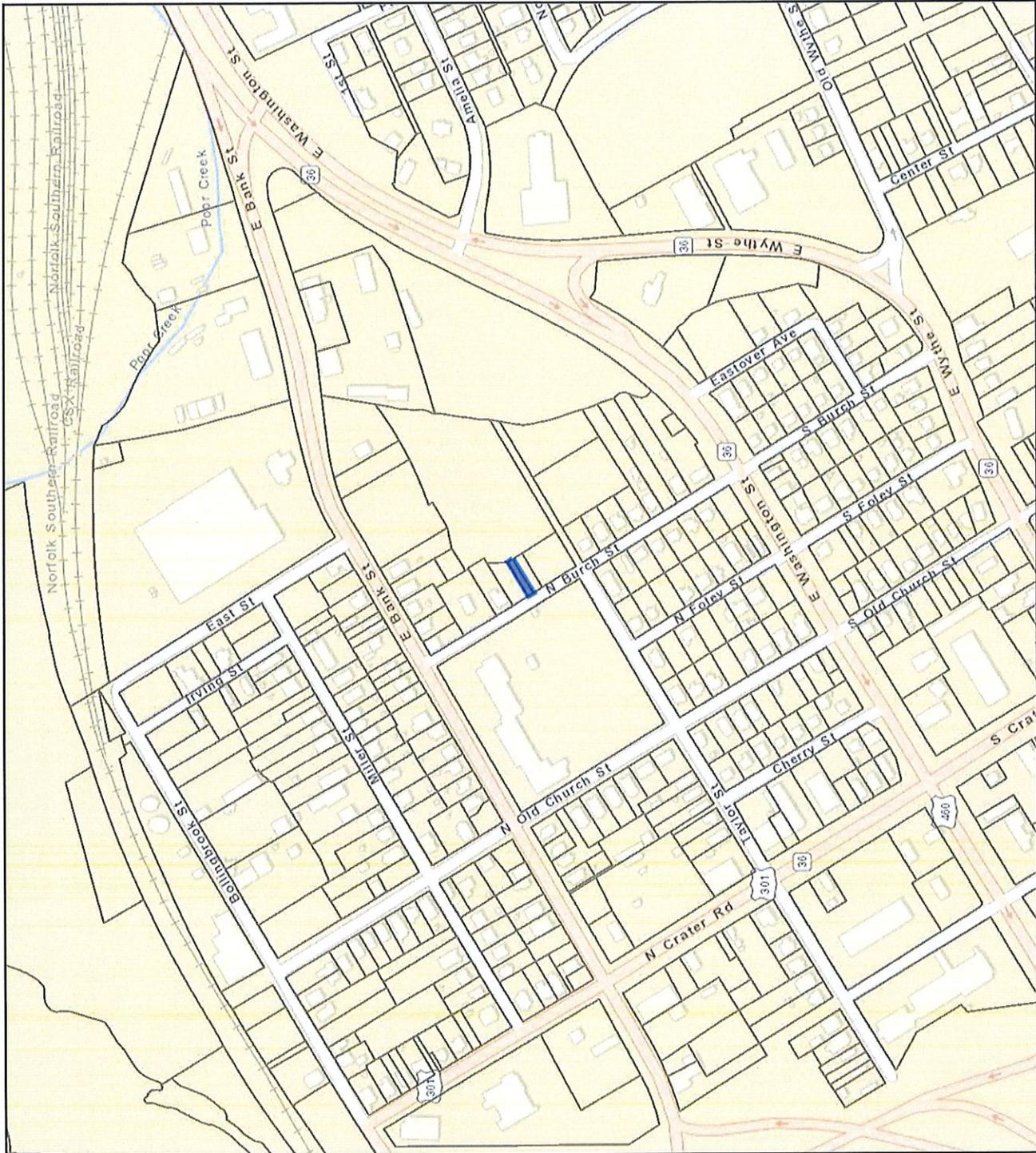
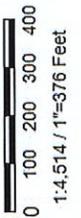
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Petersburg, Virginia

Legend

- County Boundaries
- Parcels

Feet

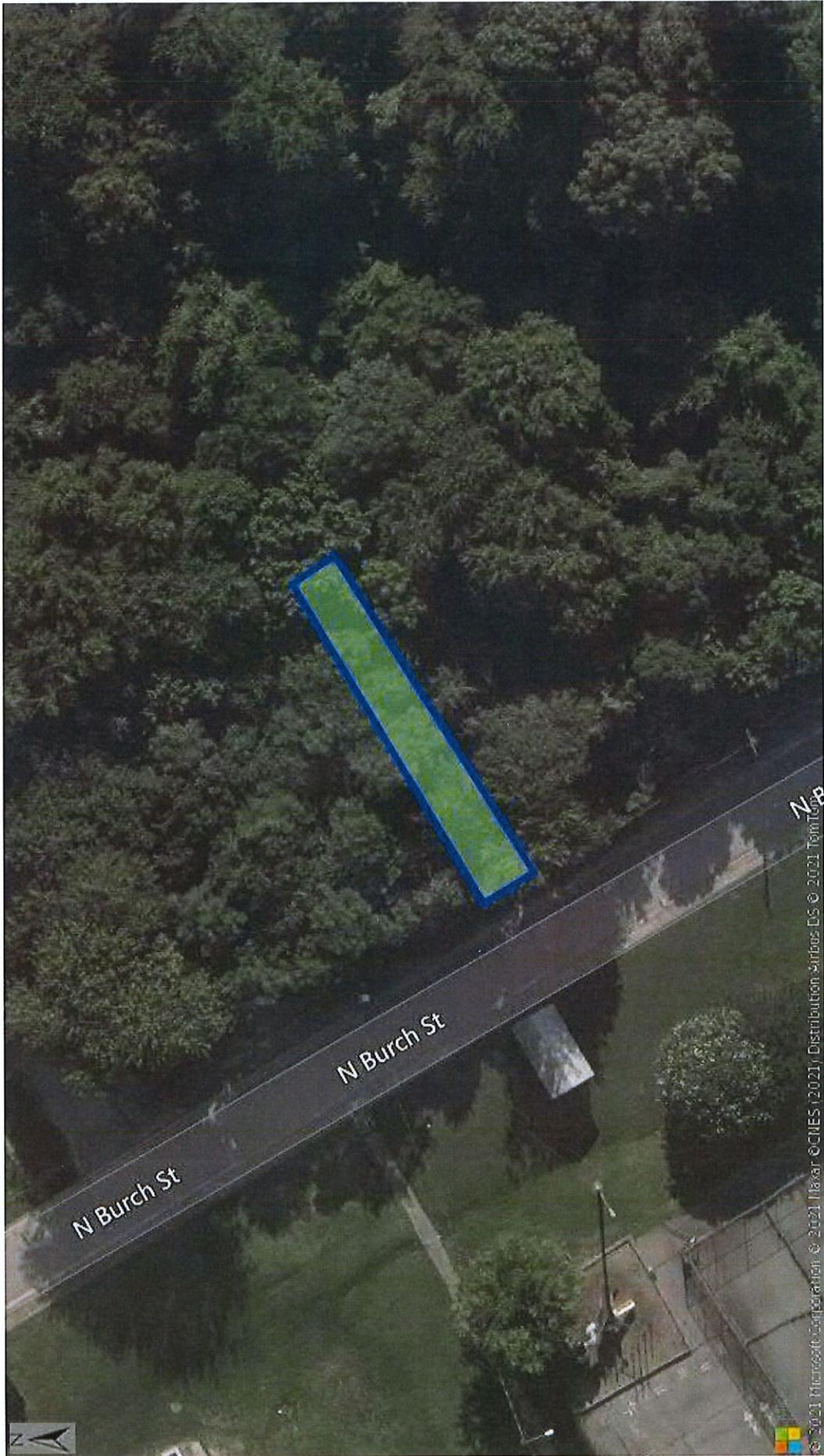


Parcel #: 012080015

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

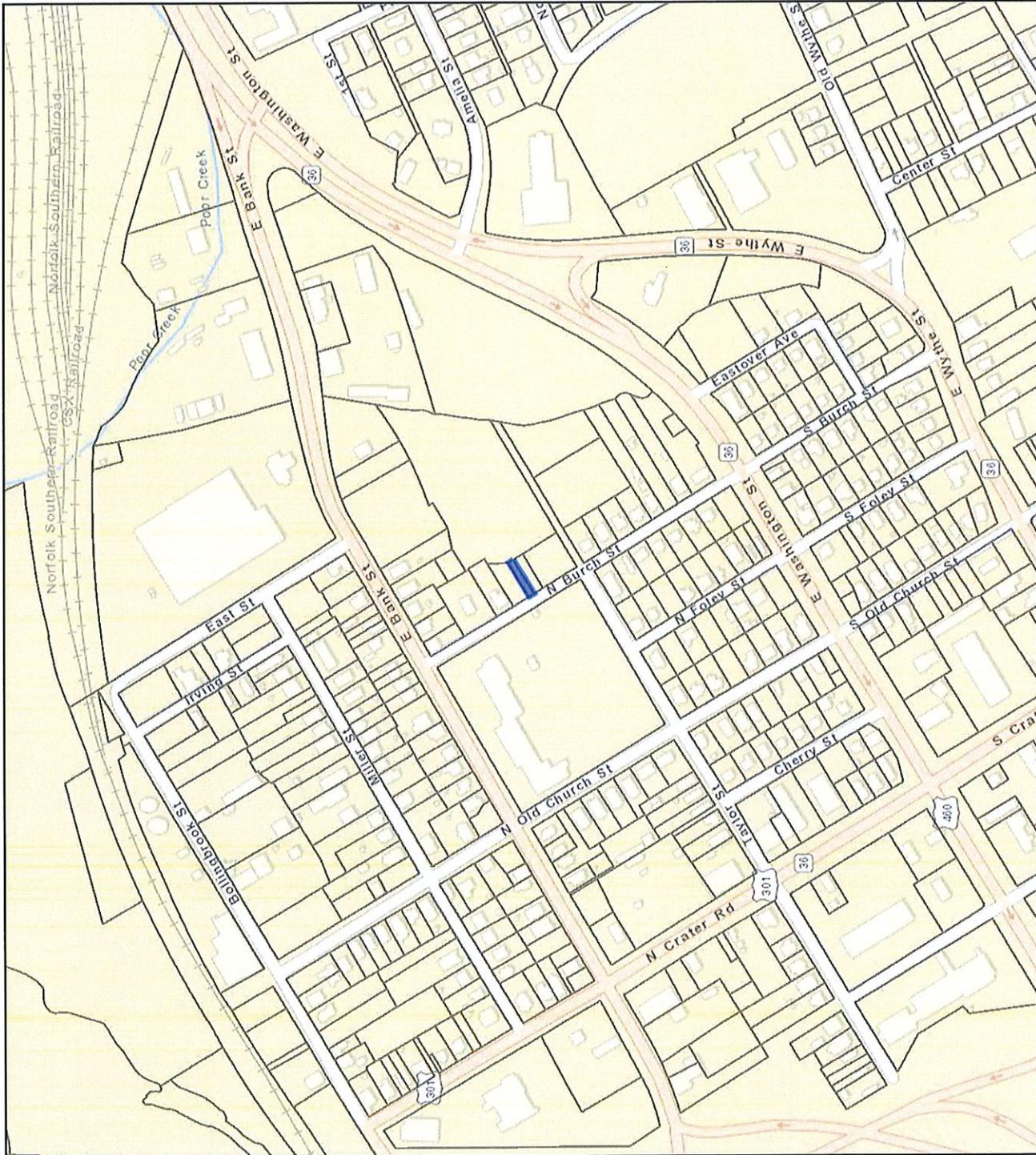
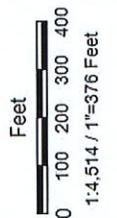
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 012080016

Date: 4/16/2021

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115 N Burch St



ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Little Creek Kung Fu Wudang Daoist Temple of Virginia, LLC toward the Sale of City-owned property at 105 North Burch Street, 109 North Burch Street, 113 North Burch Street, and 115 North Burch Street

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

WHEREAS, the property is zoned R-3 and the total area is 16,588 square feet; and

WHEREAS, per the City's Zoning Ordinance, the minimum dimensions for a single-family dwelling in a R-3 District are 50 feet wide and 5,000 square feet in area, and the minimum dimensions for a two-family dwelling in a R-3 District are 60 feet wide and 6,000 square feet in area; and

WHEREAS, the property at 105 North Burch Street, 109 North Burch Street, 113 North Burch Street, and 115 North Burch Street does not meet the minimum dimensions for a single or two family dwelling; and

WHEREAS, Little Creek Kung Fu Wudang Daoist Temple of Virginia, LLC proposes to use the property as a 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.; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned lots to be maintained and an inclusion of the property on the City's list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the sale of City-owned property on May 18, 2021.

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 North Burch Street, 109 North Burch Street, 113 North Burch Street, and 115 North Burch Street



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing regarding a proposal to purchase City owned property located at 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Project:Homes toward the Sale of City-owned property.**

PURPOSE: A Public Hearing regarding a proposal to purchase City owned property located at 427 Harrison Street 031-060020, 429 Harrison Street 031-060019, 431 Harrison Street 031-060018, 432 Harrison St 031-050006, 437 Harrison St 031-060013, 438 Harrison St 031-050007, 440 Harrison St 031-050008, 450 Harrison Street 031-050010, and 452 Harrison Street 031-050011 and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Project:Homes toward the Sale of City-owned property.

REASON:

Consider an Ordinance authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property located at 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street

RECOMMENDATION:

The Department of Economic Development recommends approval of the ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Project:Homes towards the sale of City Owned property located at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St.

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. 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 Partnership for Neighborhood Revitalization (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.

The properties located in the Poplar Lawn Historic District and will require ARB review. The zoning for each parcel is R3, two family residential district. All properties meet the minimum size requirements for single family residential. One of the properties meet the minimum requirement for two family residential. The proposed use meets the current zoning requirements.

Tax Map ID	Address	Zoning
031-060020	427 Harrison St	R3
031-060019	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 and tax revenue to the City

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 20-R-68

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

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

ORDINANCE

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

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

WHEREAS, the property is zoned R-3 and the total area is 61,494 square feet;

WHEREAS, per the City's Zoning Ordinance, the minimum dimensions for a single-family dwelling in a R-3 District are 50 feet wide and 5,000 square feet in area, and the minimum dimensions for a two-family dwelling in a R-3 District are 60 feet wide and 6,000 square feet in area; and

WHEREAS, the property located at 450 Harrison St, 452 Harrison Street, 602 Harrison Street, 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 438 Harrison Street, and 440 Harrison Street does meet the minimum dimensions for a single or two family dwelling; and

WHEREAS, Project:Homes propose use of the property is single family residential; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned lots to be maintained and an inclusion of the property on the City's list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to consideration of an ordinance authorizing the sale of City-owned property on May 18, 2021; and

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 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street

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.

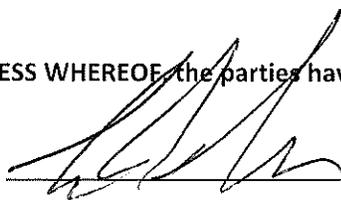
18. **Survival:** All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.
19. **Captions and Counterparts:** 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 Acreage <u>0.023</u> Bldg SF _____				
Year Constructed	NA				
Project Developer	Project: Homes				
Contact Name	Marion Cake, Vice President of Affordable Housing				
Address	88 Carnation Street Phone <u>804-233-0911</u> 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	<u>\$71,400</u> Construction Costs \$ <u>1,890,000.00</u> Total Investment \$ <u>2,335,775.00</u>				
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 <u>36 months</u>				
Number of Projected Jobs	Temp/Const. Jobs <table border="1" style="display:inline-table; vertical-align: middle;"><tr><td style="width:50px; height:20px;"></td><td style="text-align:center;">20</td></tr></table> Permanent Jobs <table border="1" style="display:inline-table; vertical-align: middle;"><tr><td style="width:50px; height:20px;"></td><td style="text-align:center;">NA</td></tr></table>		20		NA
	20				
	NA				
Average Wage	<table border="1" style="display:inline-table; vertical-align: middle;"><tr><td style="width:50px; height:20px;"></td><td style="text-align:center;">NA</td></tr></table> <table border="1" style="display:inline-table; vertical-align: middle;"><tr><td style="width:50px; height:20px;"></td><td style="text-align:center;">NA</td></tr></table>		NA		NA
	NA				
	NA				
Contingencies	Zoning Permits				

City Assessment

Outstanding Obligations			
Proposed Land Use	Single Family Homes	Yes	No
Comp Plan Land Use	Single Family Homes	Conformance Y	
Zoning	R-3	Conformance Y	
Enterprise Zone	NA		
Rehab/Abatement			
New Construction	Yes		
Historic District	Yes		
Assessed Value	\$ <u>71,400.00</u>	Appraised Value	\$ <u>-</u> Date _____

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
\$ -				
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

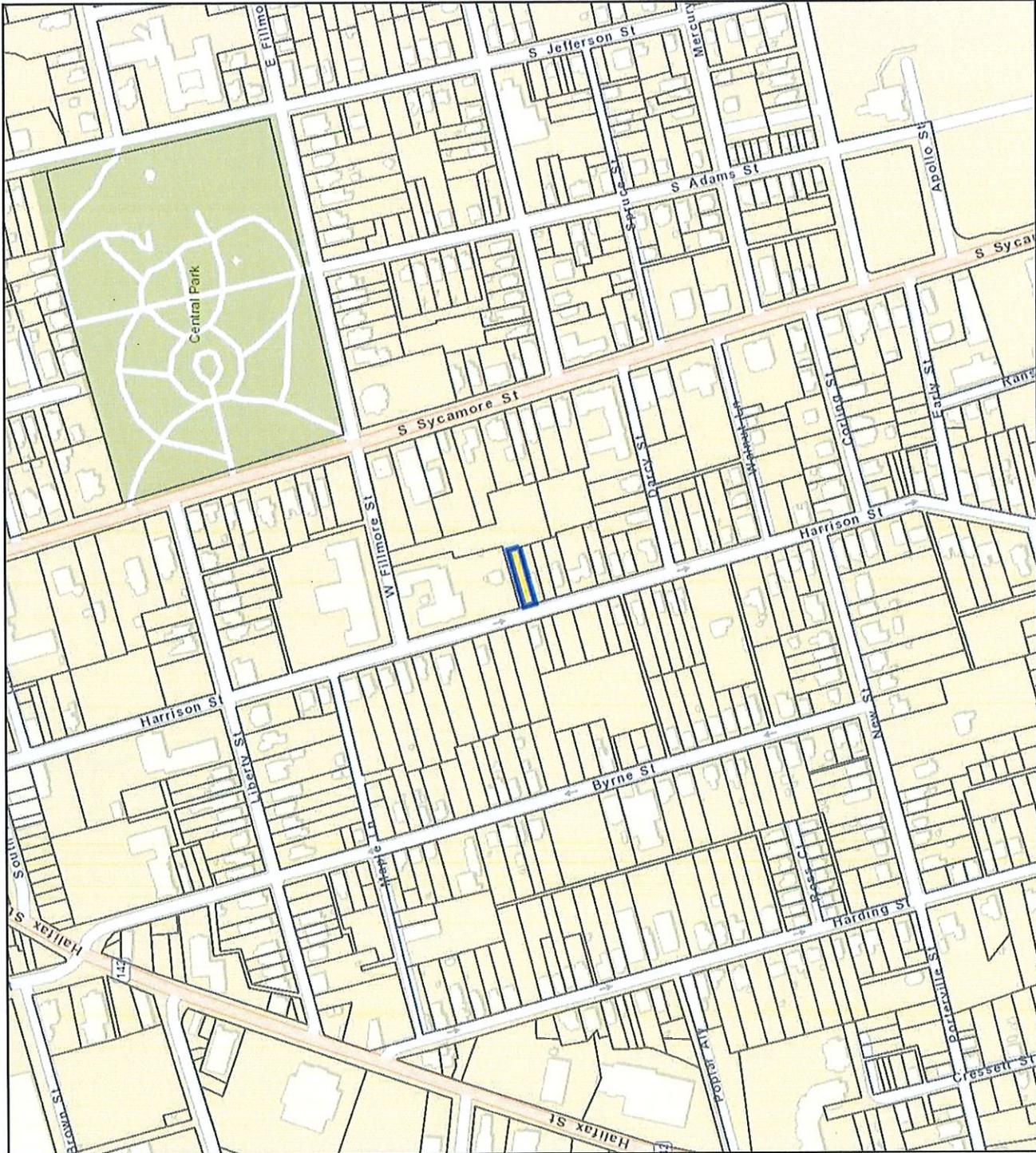
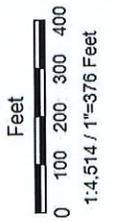
Property Tax (Coming Soon)

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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

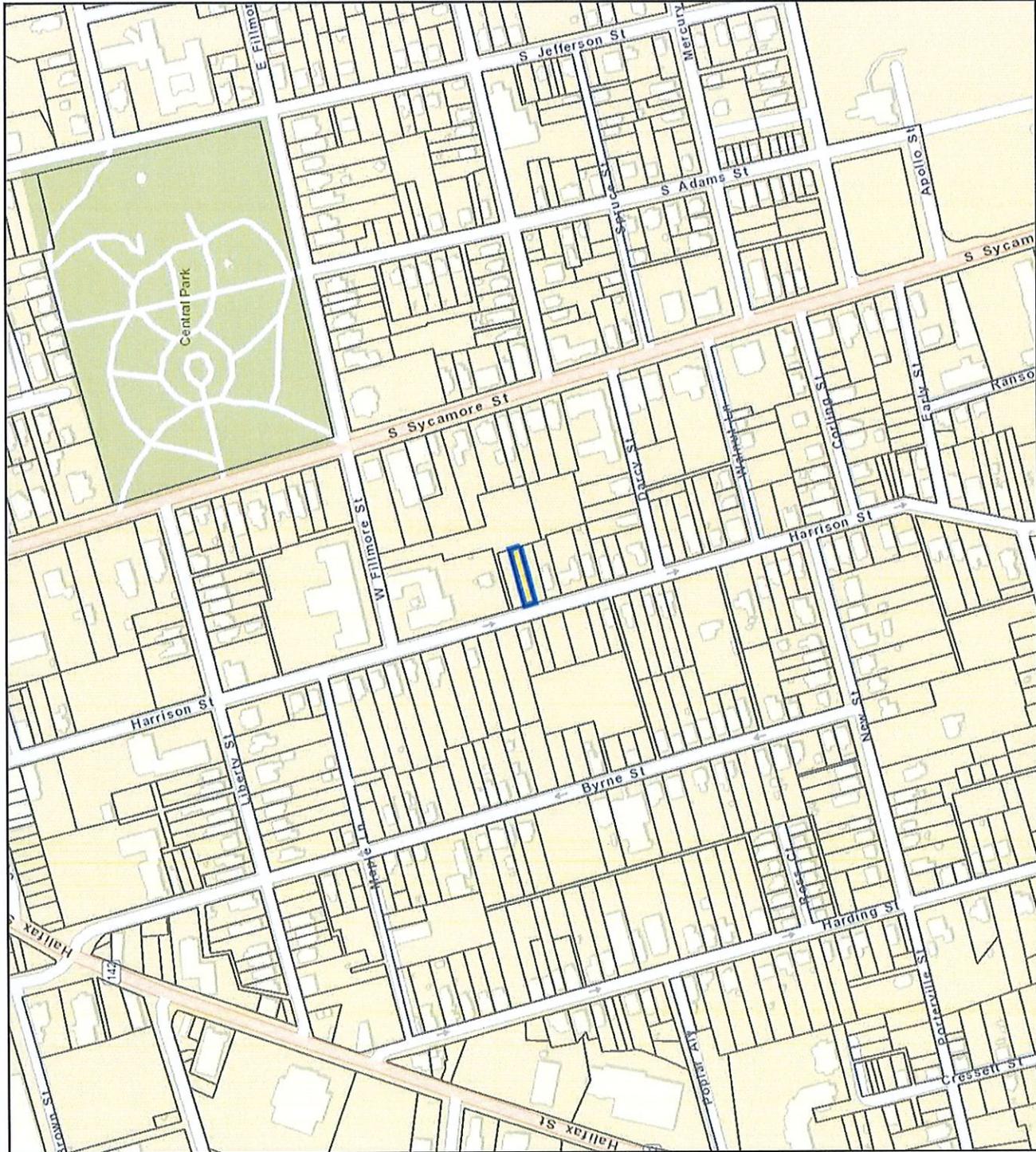
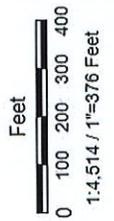
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 031060019

Date: 4/7/2021

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429 Harrison St



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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 Disrict:	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

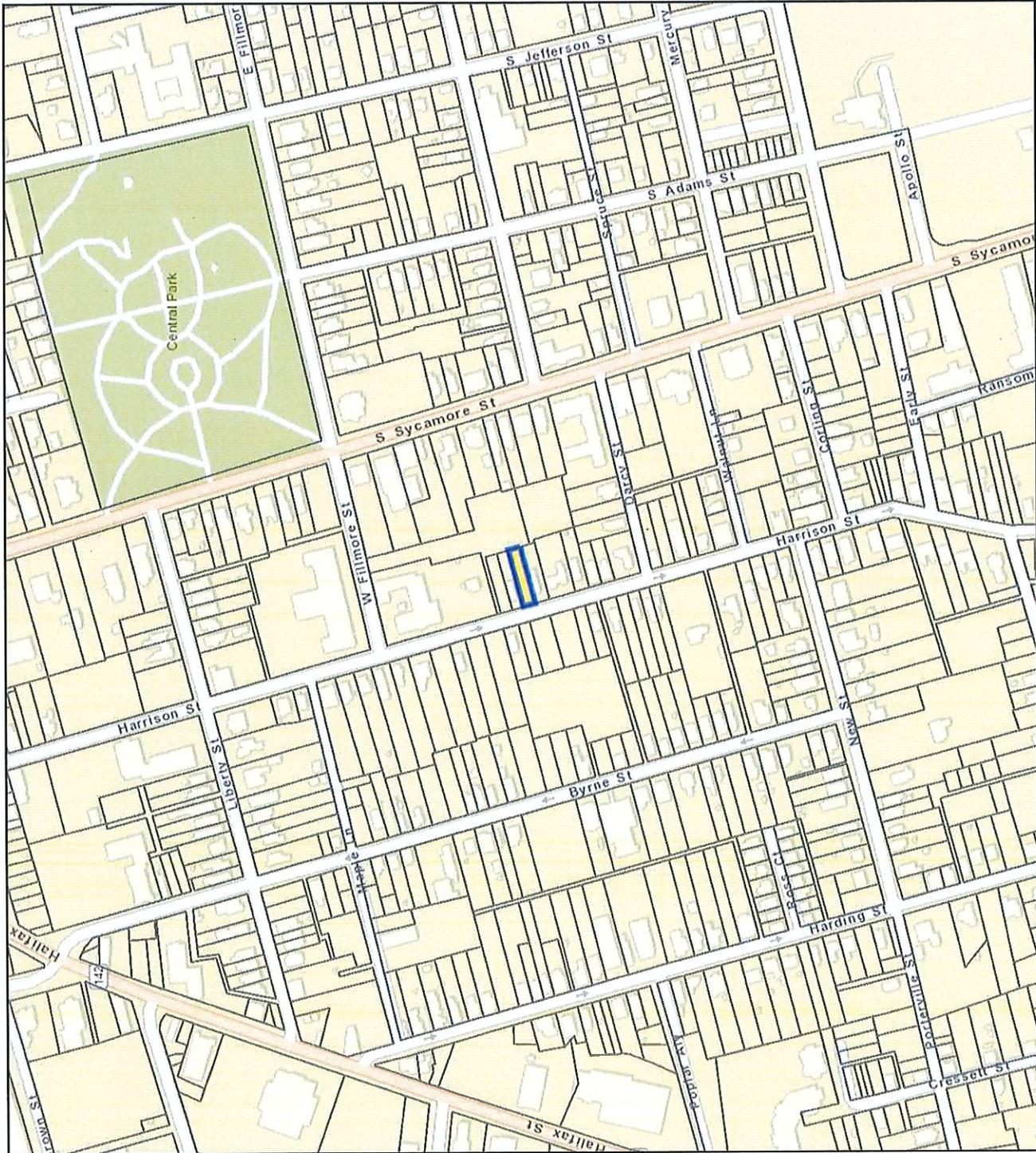
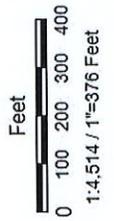
Property Tax (Coming Soon)

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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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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

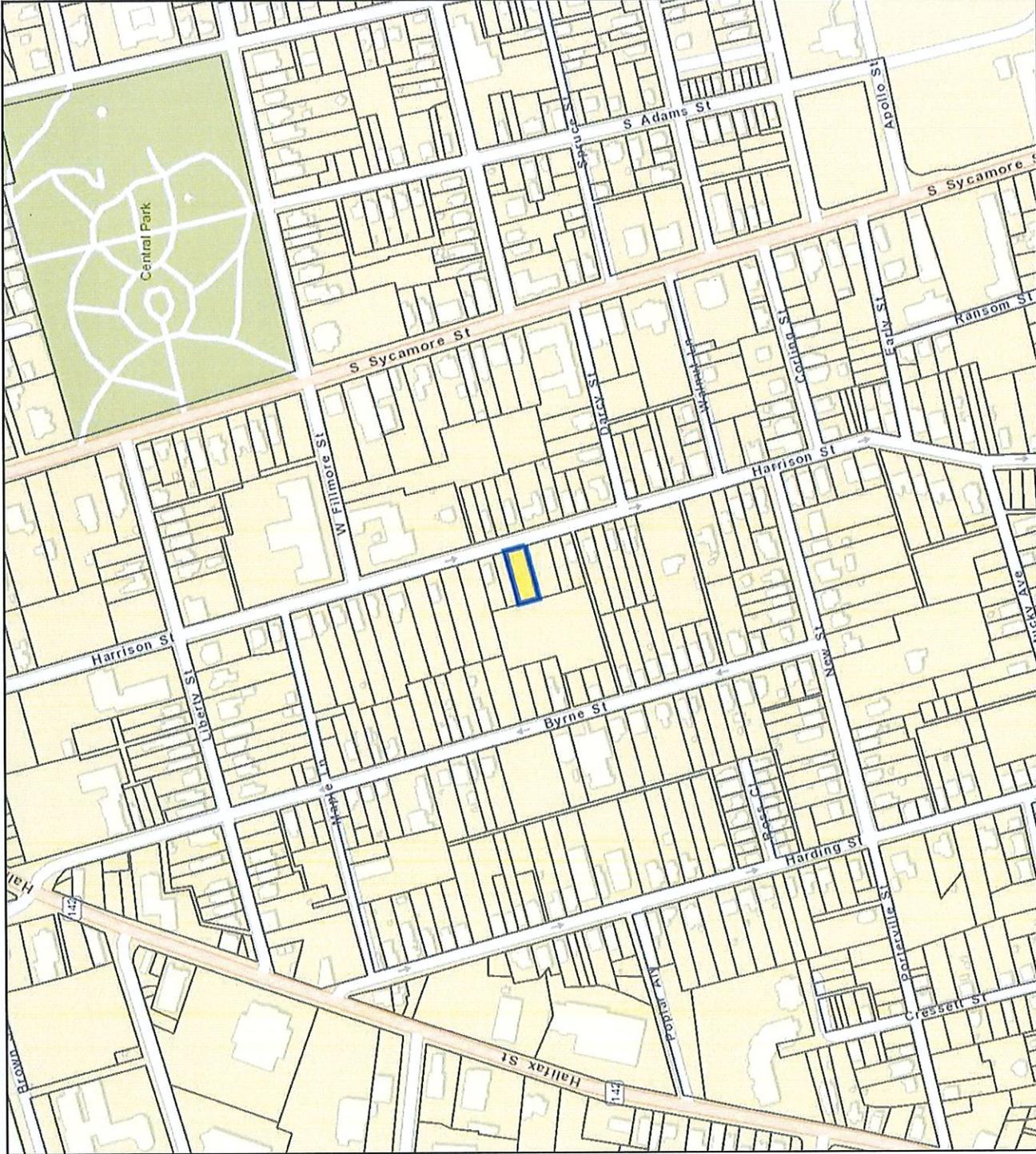
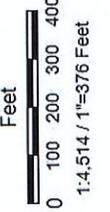
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 031050006

Date: 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

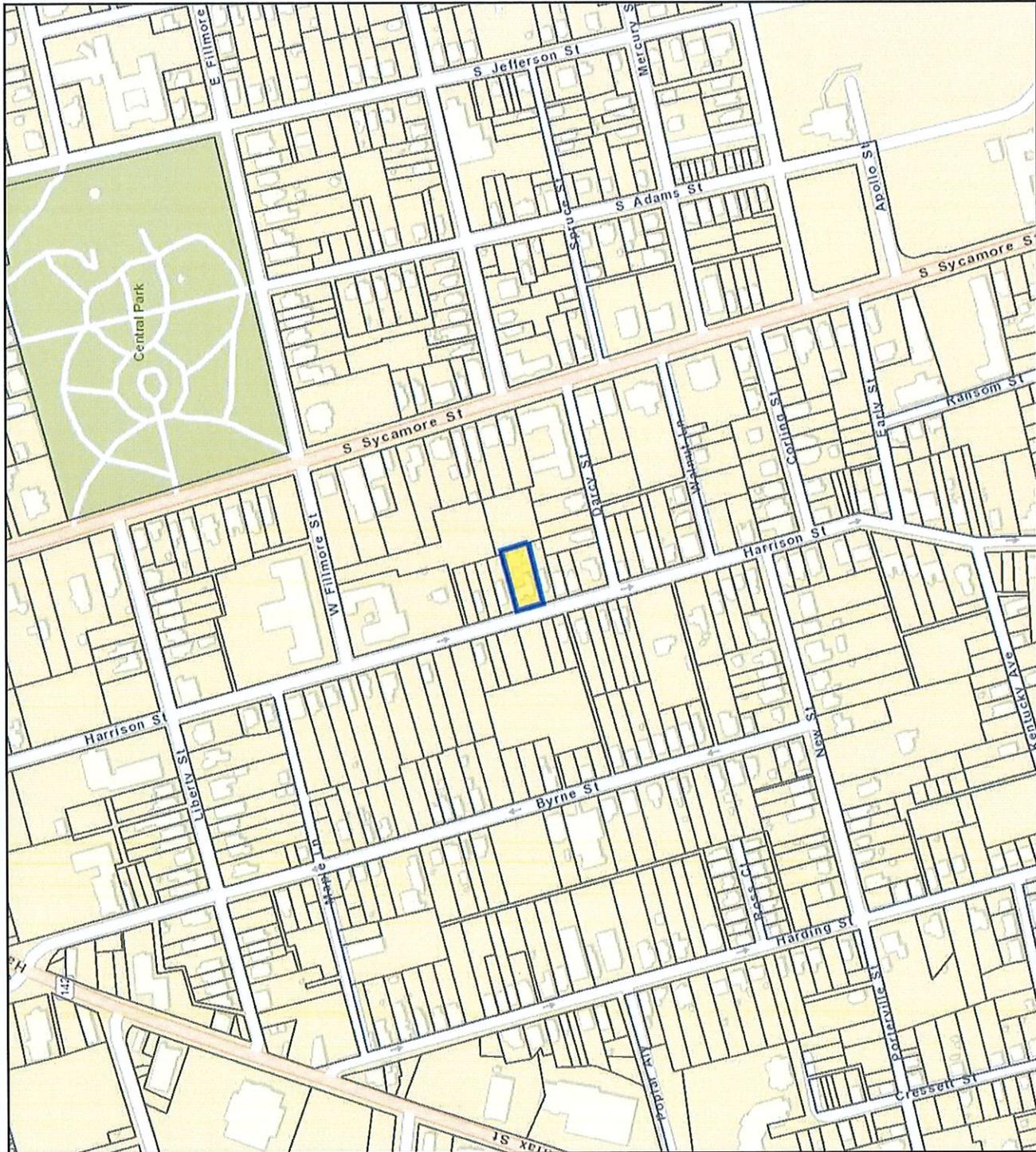
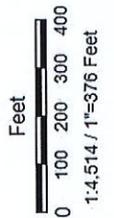
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

- County Boundaries
- Parcels



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

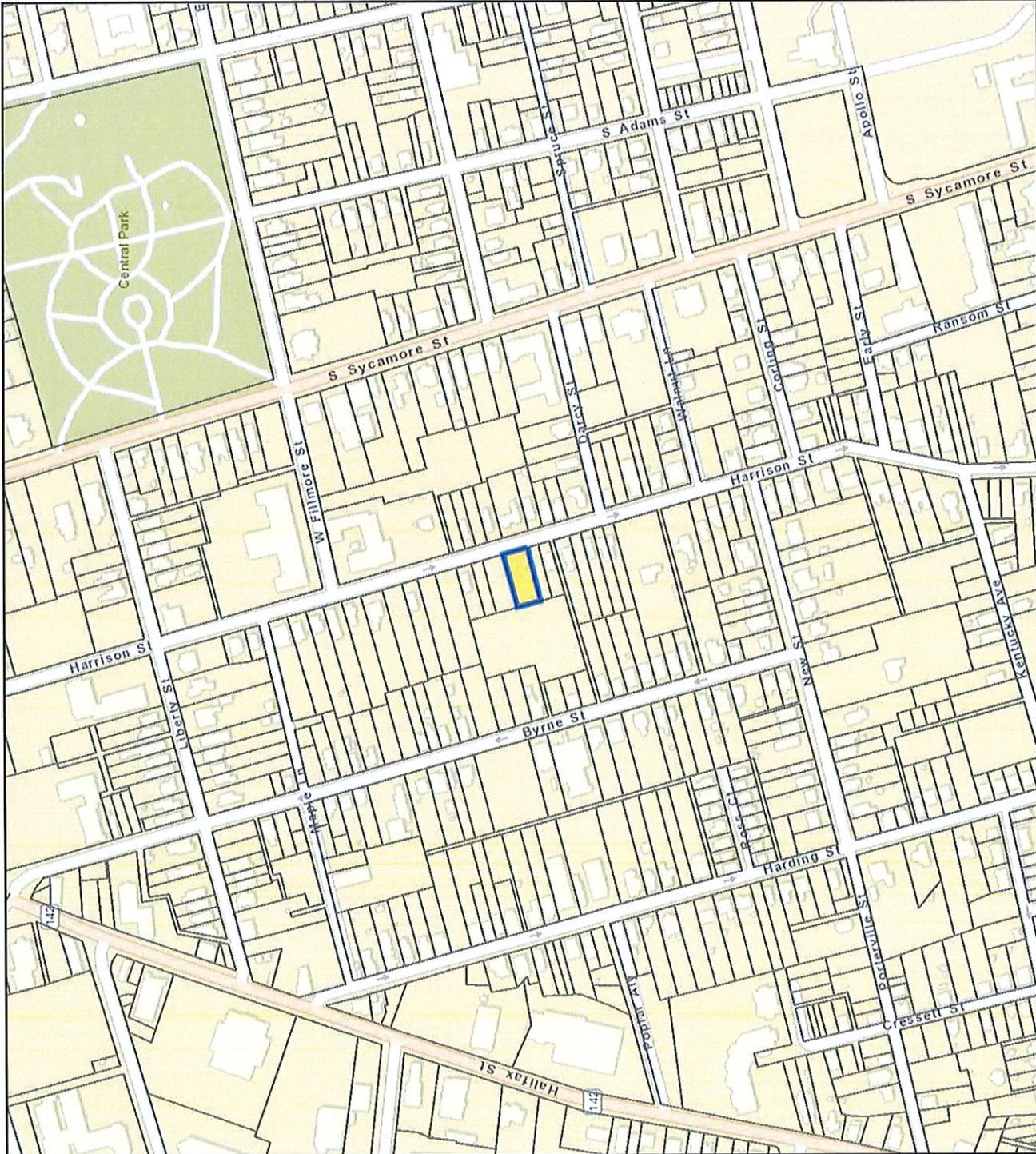
Property Tax (Coming Soon)

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Petersburg, Virginia

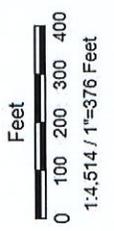
Legend

- 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

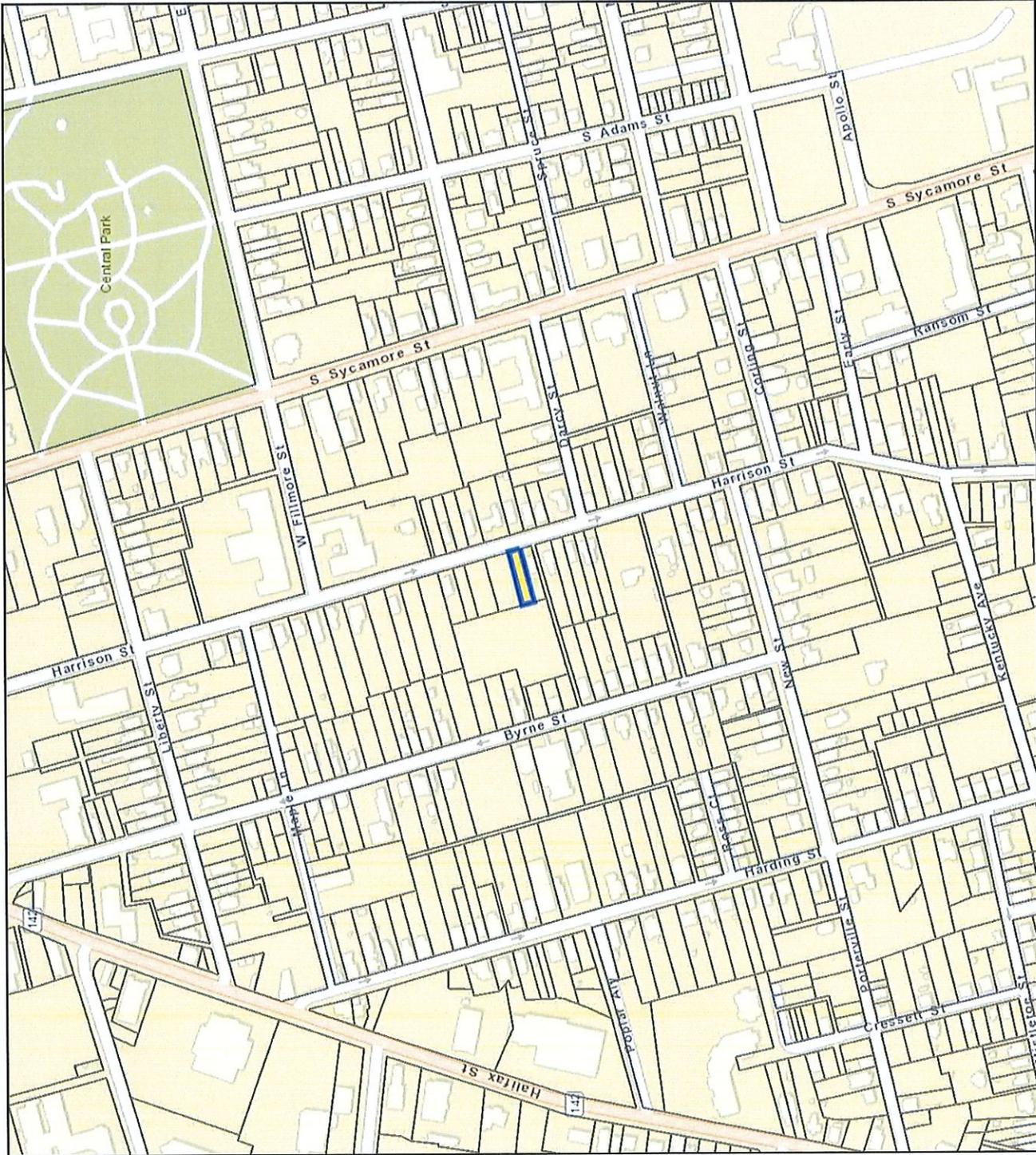
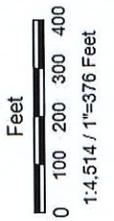
Property Tax (Coming Soon)

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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

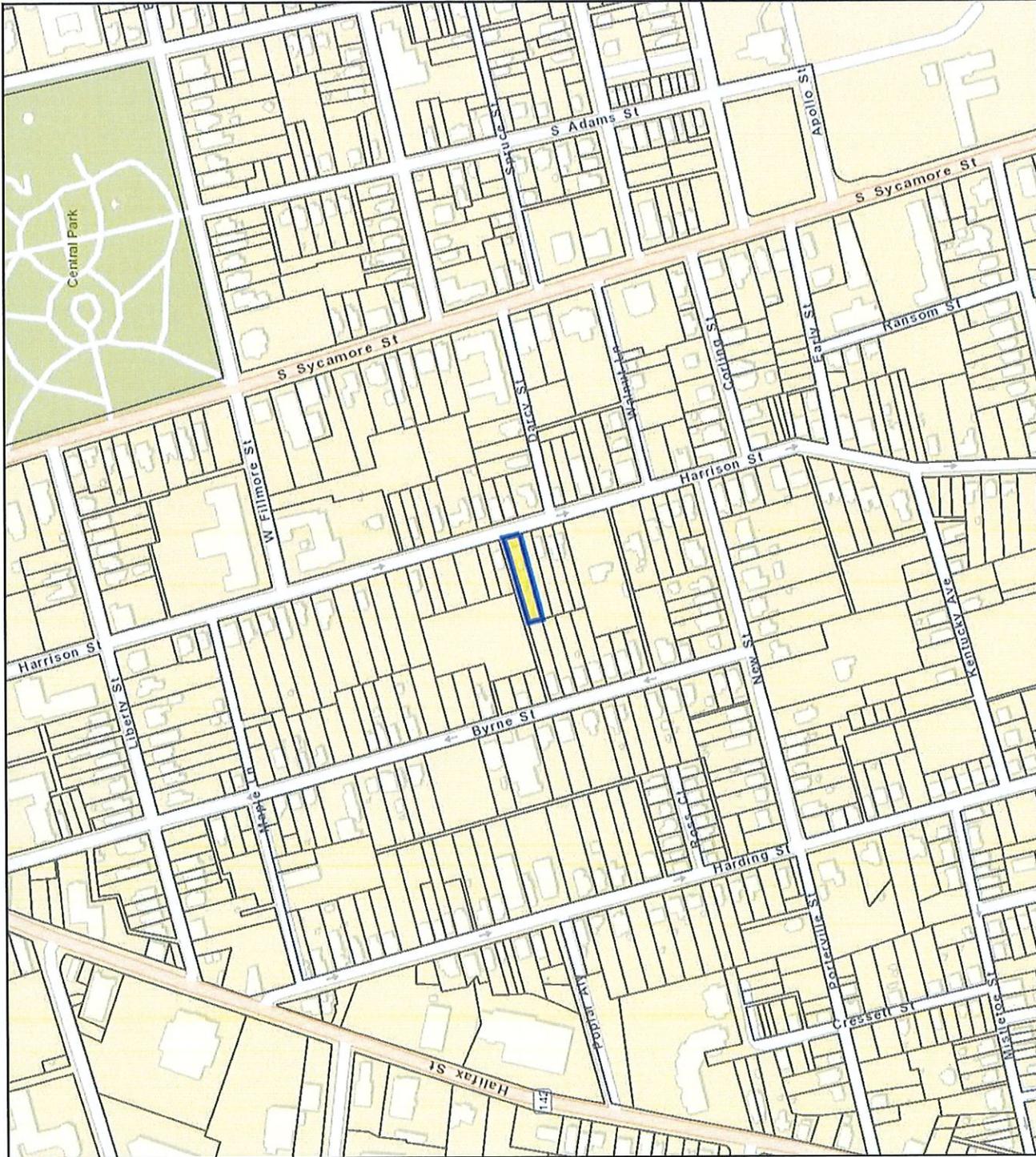
Property Tax (Coming Soon)

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Petersburg, Virginia

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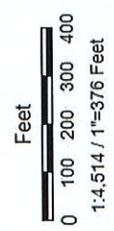
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Date: 4/7/2021

Parcel #: 031050010

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450 Harrison St



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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

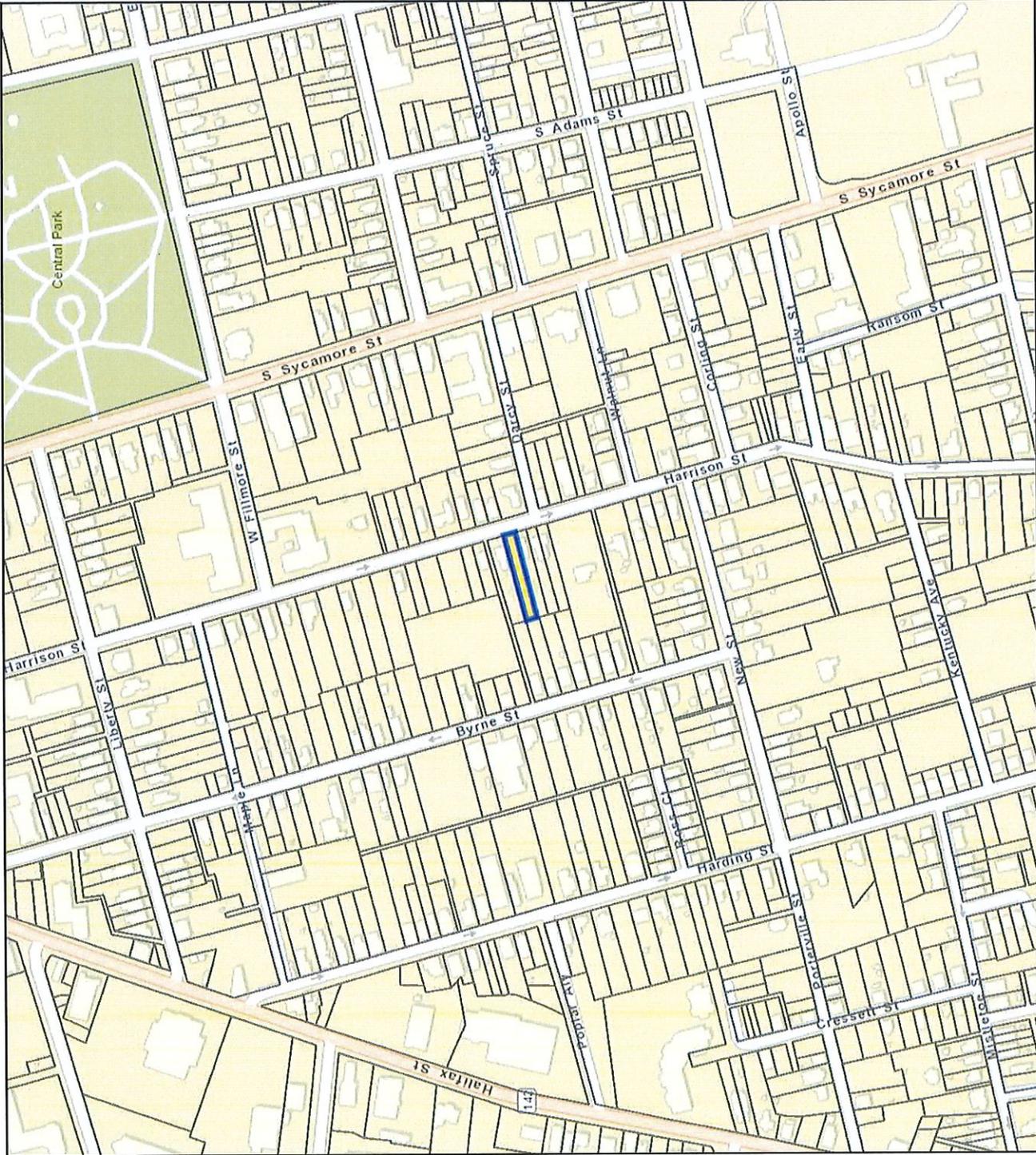
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

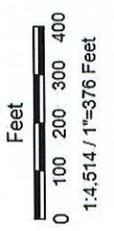
- County Boundaries
- Parcels



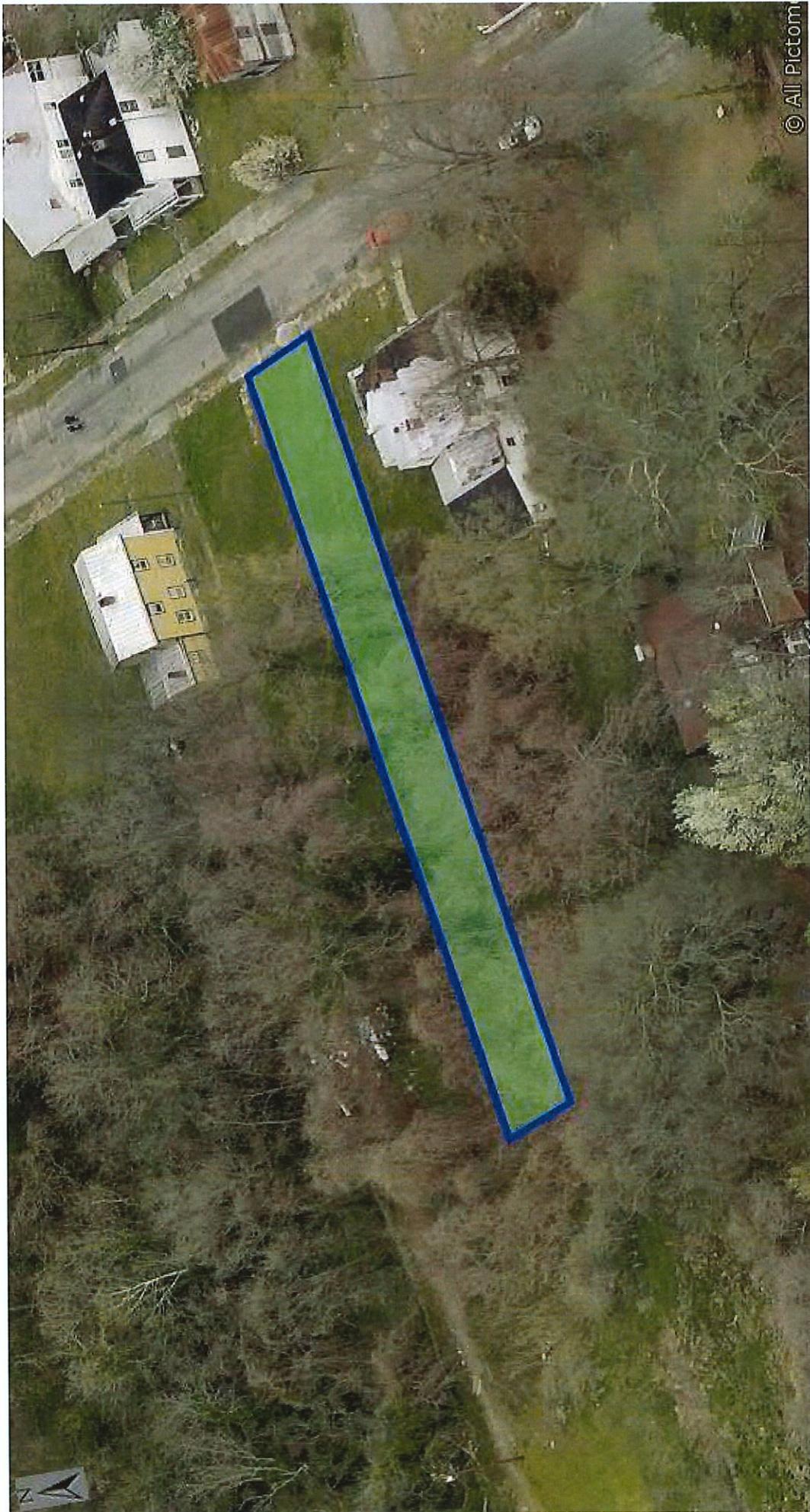
Date: 4/7/2021

Parcel #: 031050011

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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:

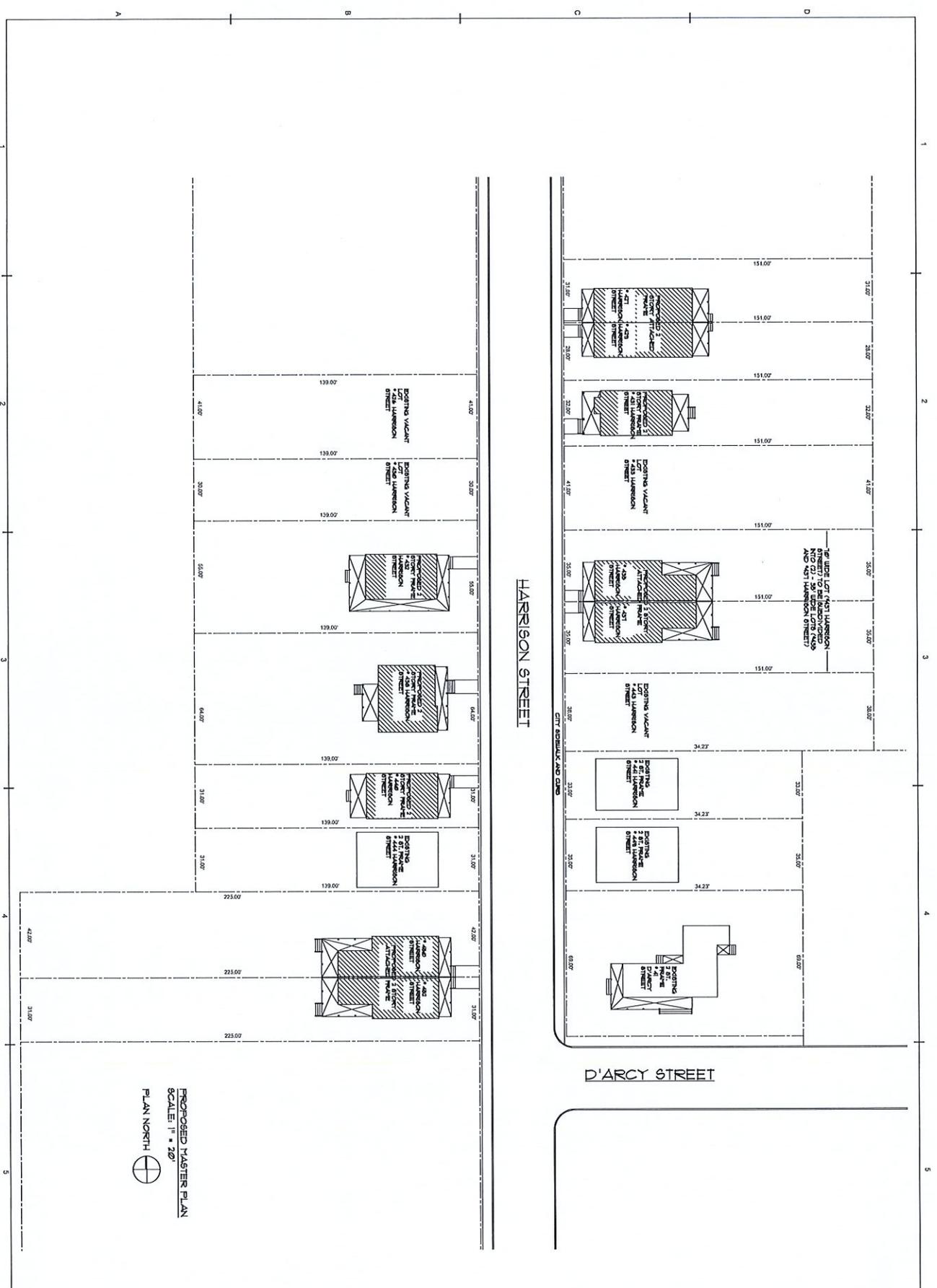
Address	Parcel ID	Purchase Price/Assessed Value
427 Harrison Street	031-06020	5,900
429 Harrison Street	031-06019	8,300
431 Harrison Street	031-06018	5,900
432 Harrison Street	031-05006	9,500
437 Harrison Street	031-06016	13,800
438 Harrison Street	031-05007	8,300
440 Harrison Street	031-05018	5,300
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	1 of 1
MP-1	
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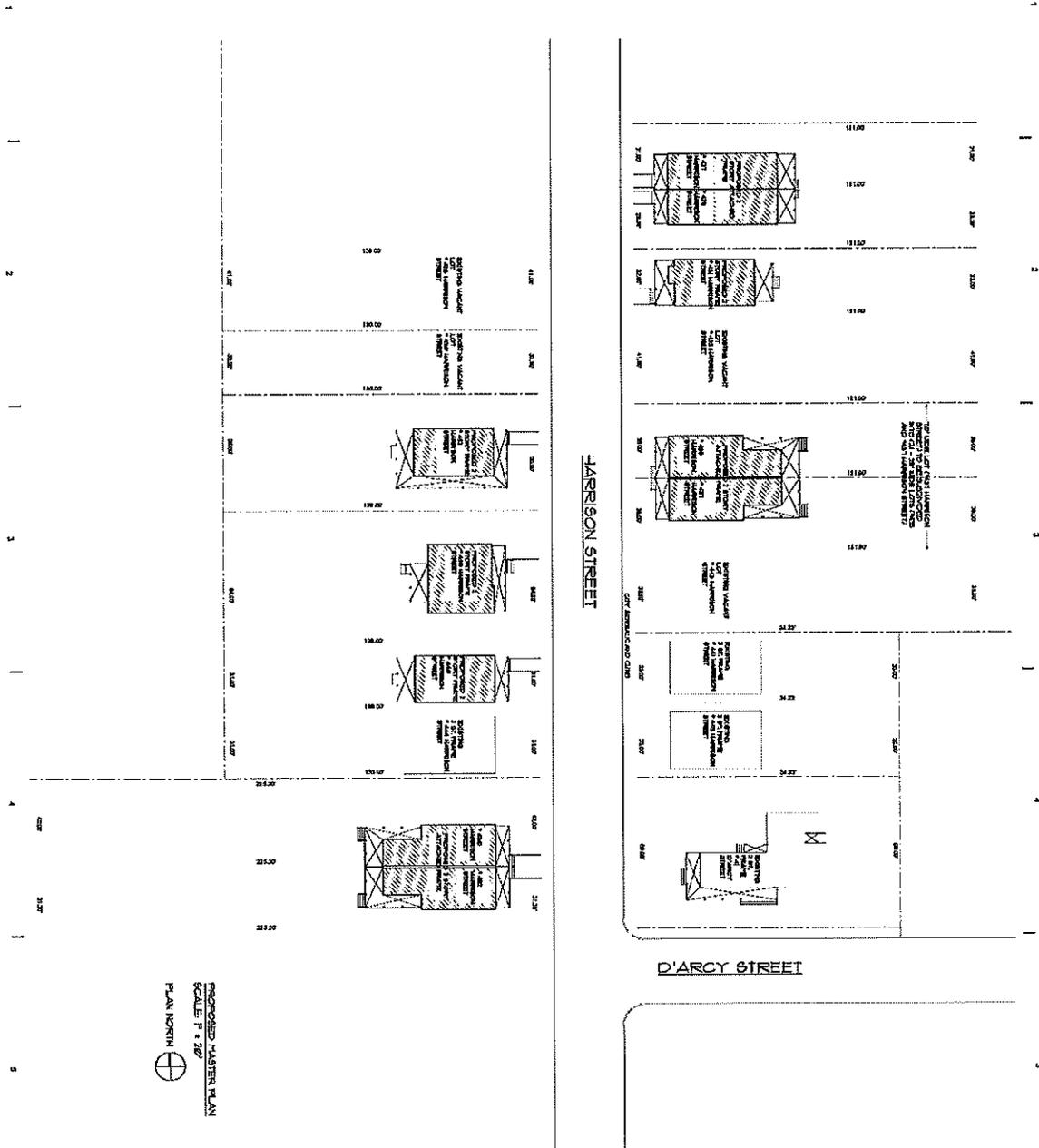
DATE	03.23.21	MASTERPLAN
NO. #	624	427-452 HARRISON
DRAWN BY	DAVID E. MINN	
CHECKED BY	DAVID E. MINN	
DATE	03.23.21	

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

NO.	DATE	DESCRIPTION
1	5/20/17	PRELIMINARY
2	5/20/17	REVISION
3	5/20/17	REVISION
4	5/20/17	REVISION
5	5/20/17	REVISION

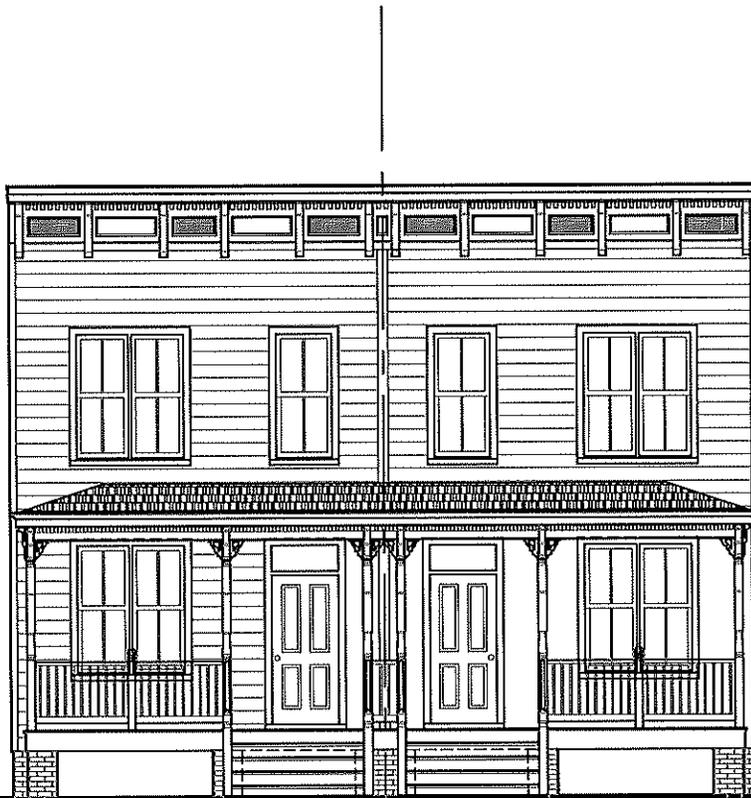
master plan
427 THROUGH 452 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECTHOMES

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



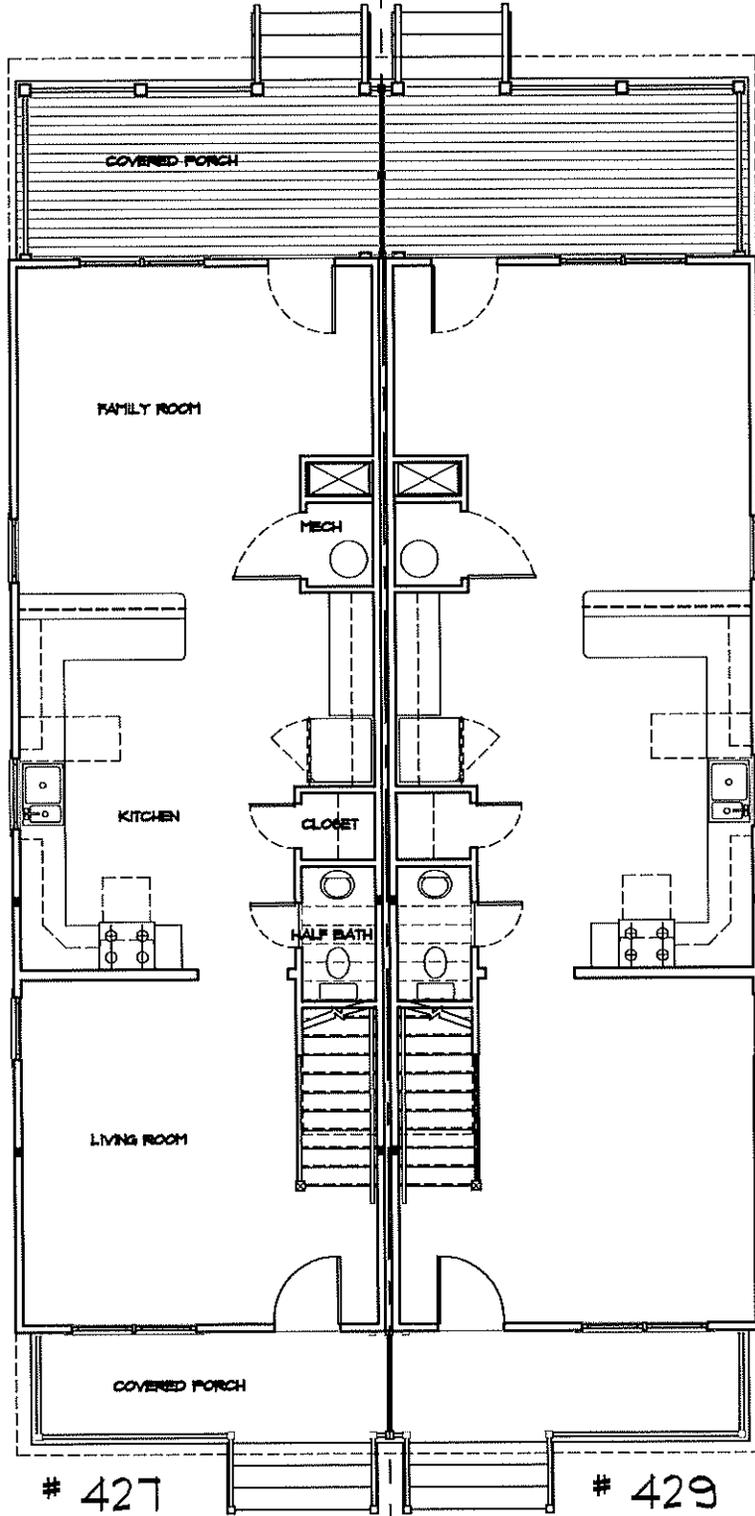
427

429

WEST ELEVATION

new two-family residence
427 | 429 HARRISON STREET

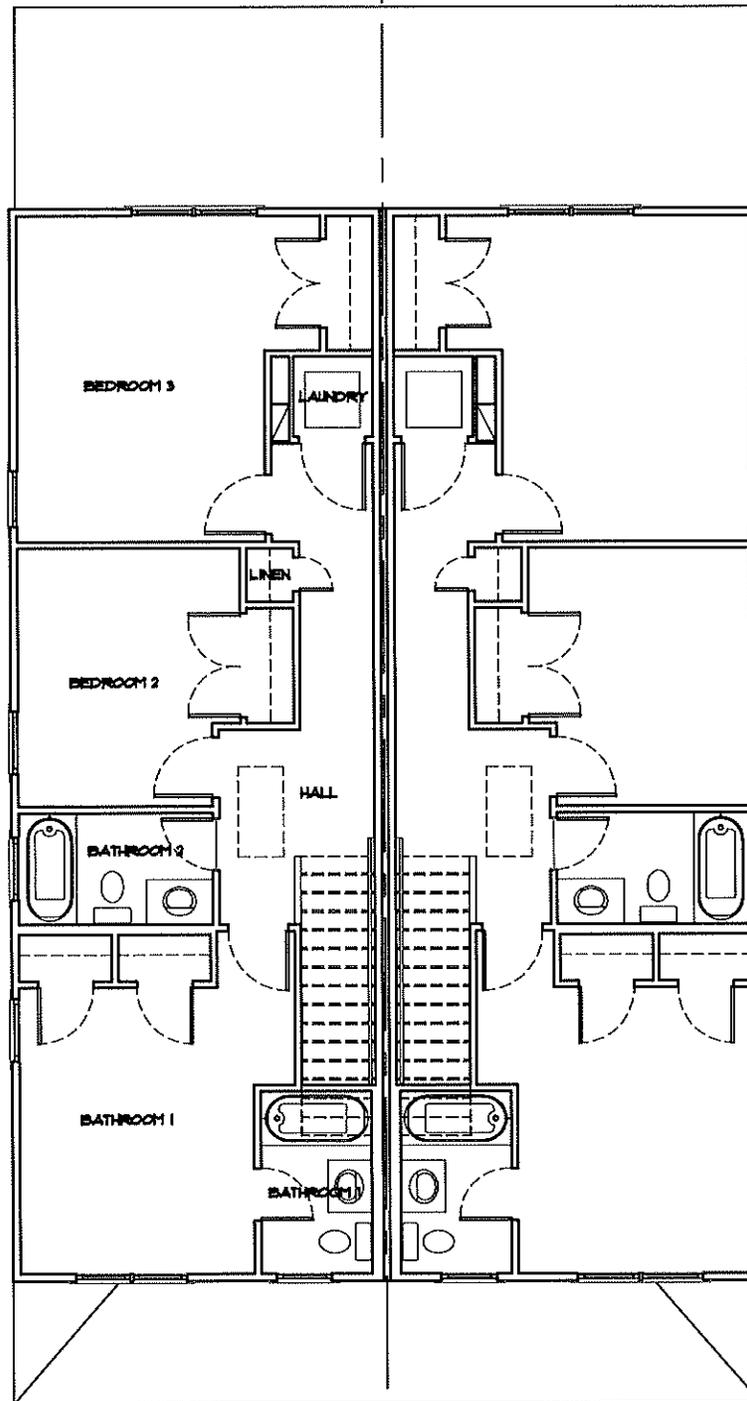
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



1ST FLOOR PLAN

new two-family residence
427 | 429 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



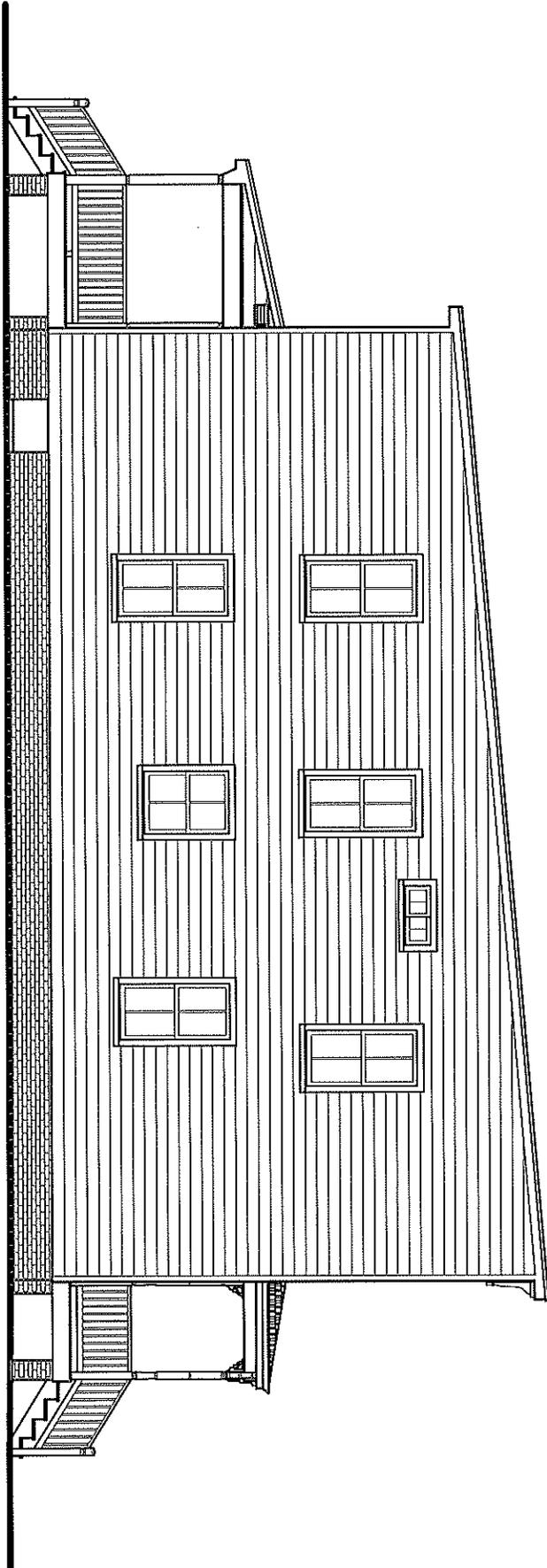
429

427

2ND FLOOR PLAN

new two-family residence
427 | 429 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES

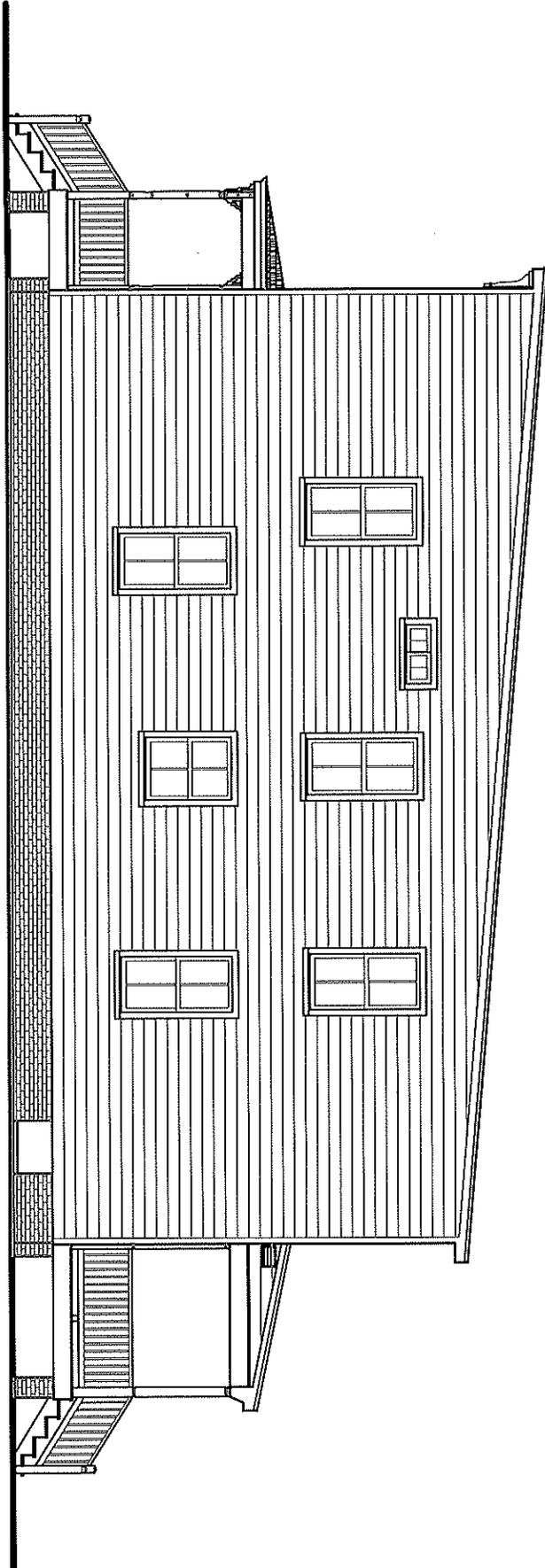


427

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

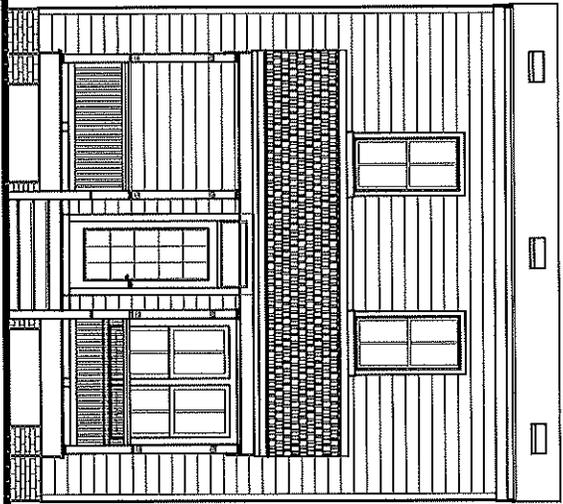
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single - family residence
431 HARRISON STREET

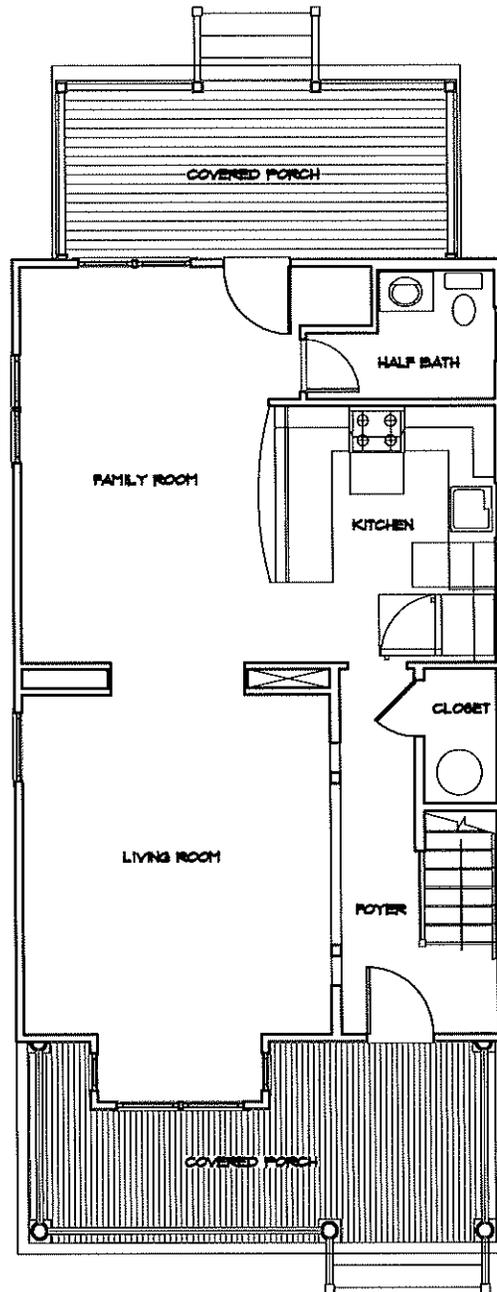
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single - family residence
431 HARRISON STREET

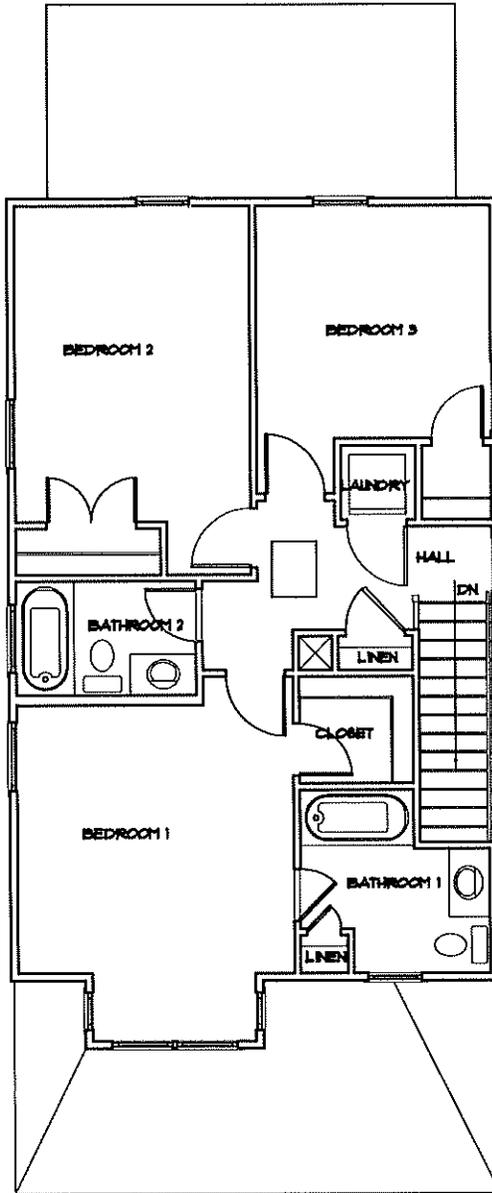
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



FIRST FLOOR

new single - family residence
431 HARRISON STREET

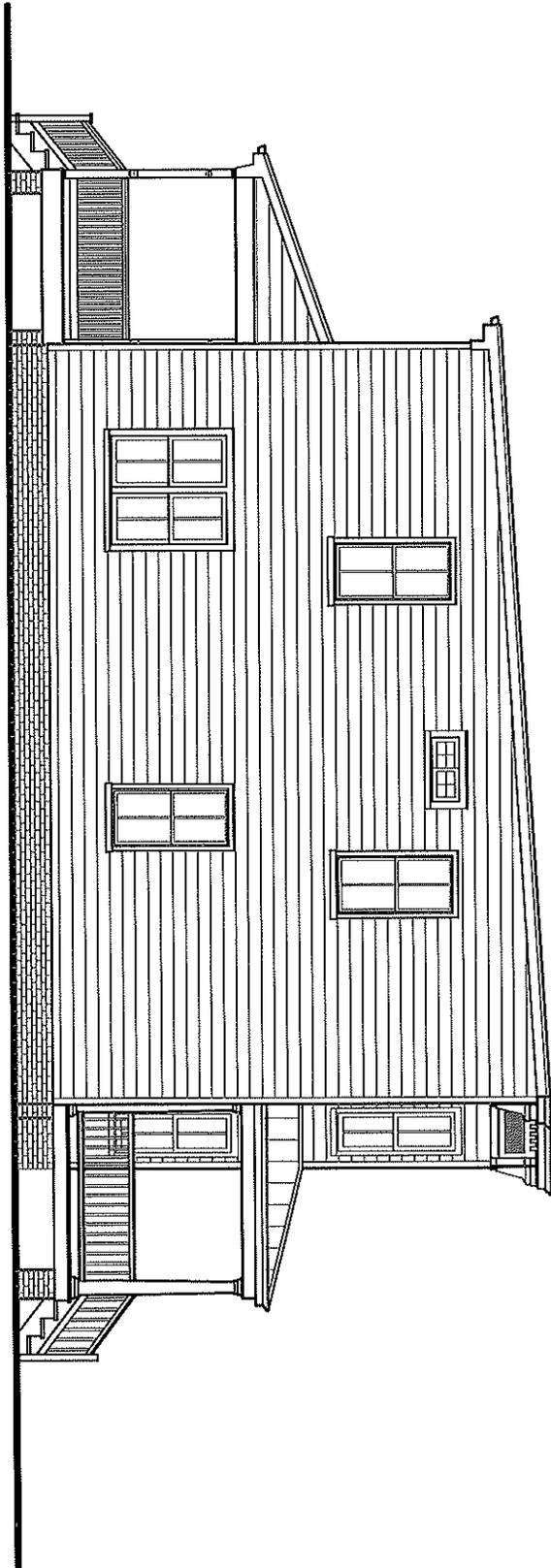
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



SECOND FLOOR

new single - family residence
431 HARRISON STREET

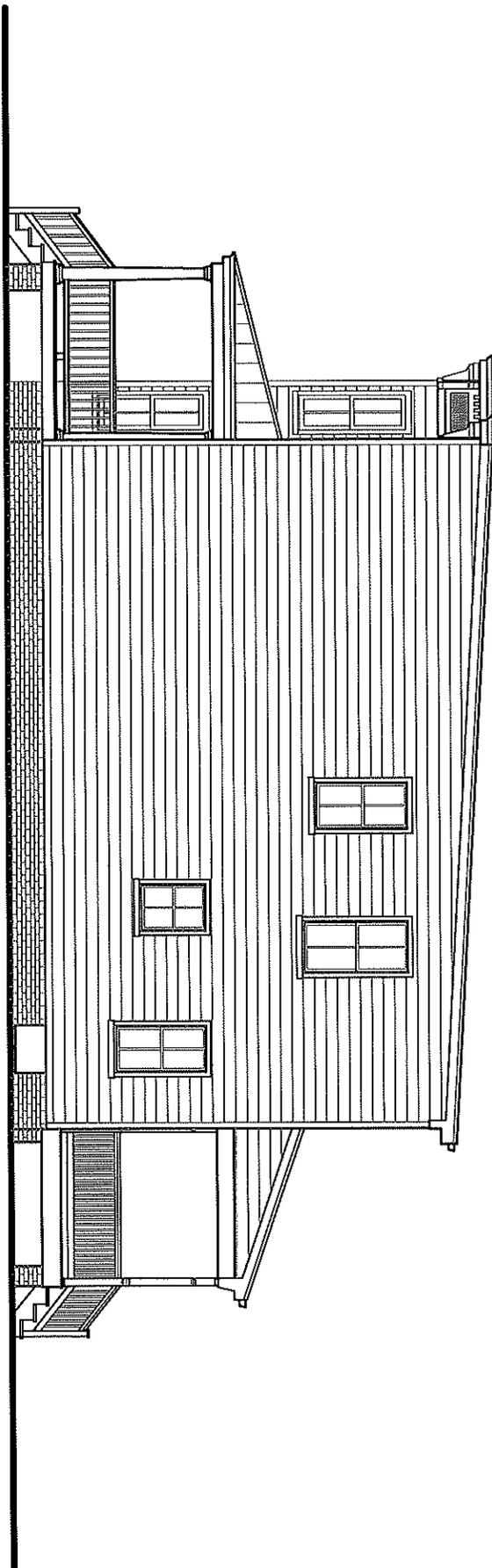
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



NORTH ELEVATION

new single - family residence
431 HARRISON STREET

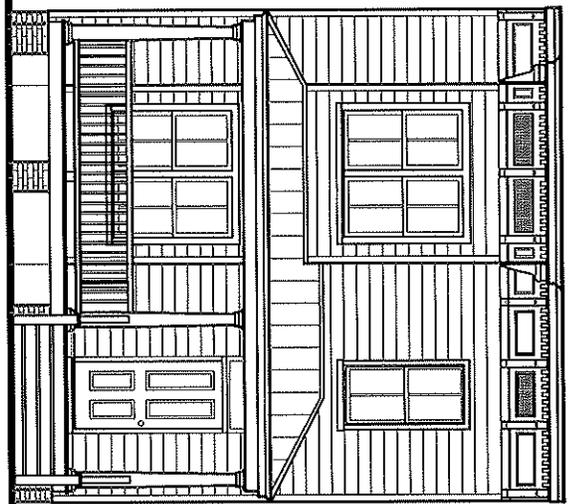
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



SOUTH ELEVATION

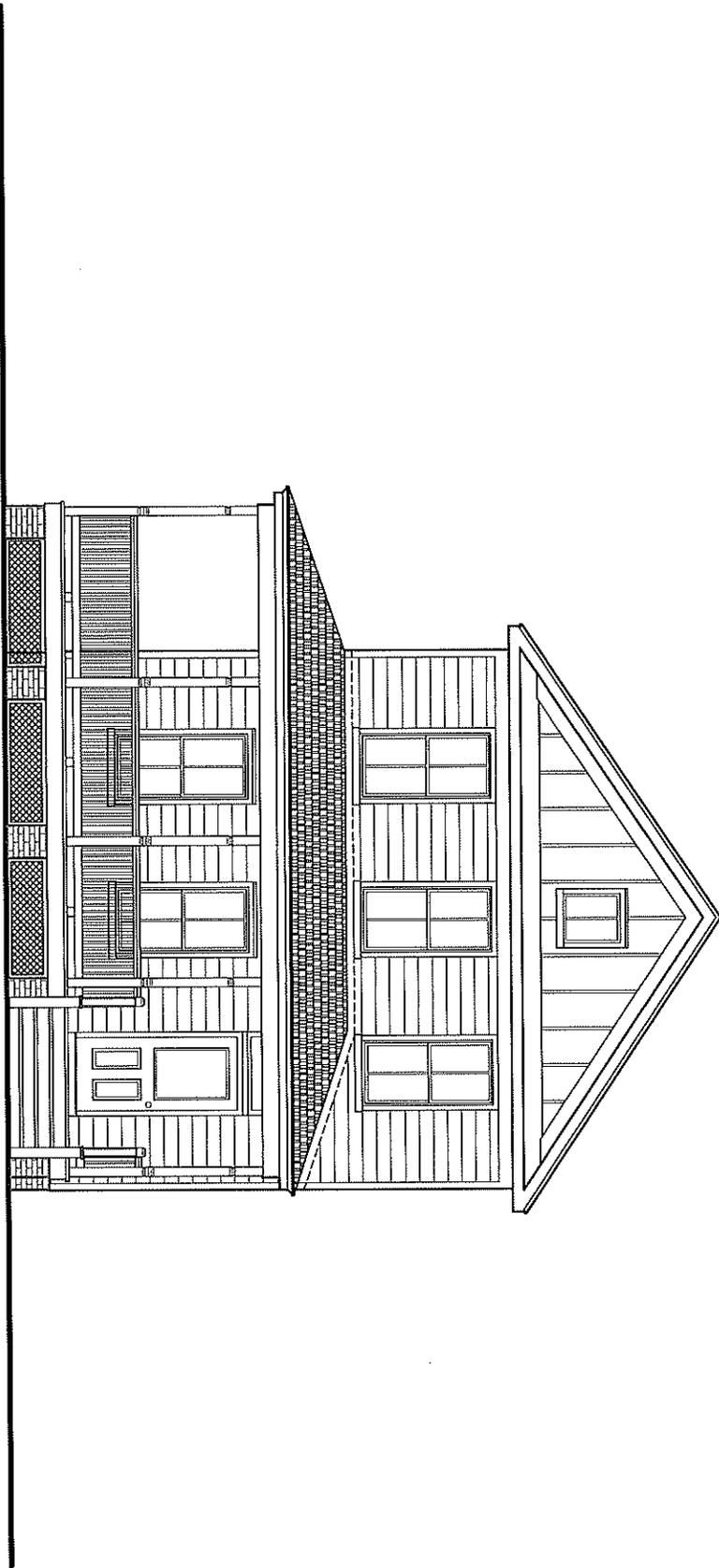
new single - family residence
431 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

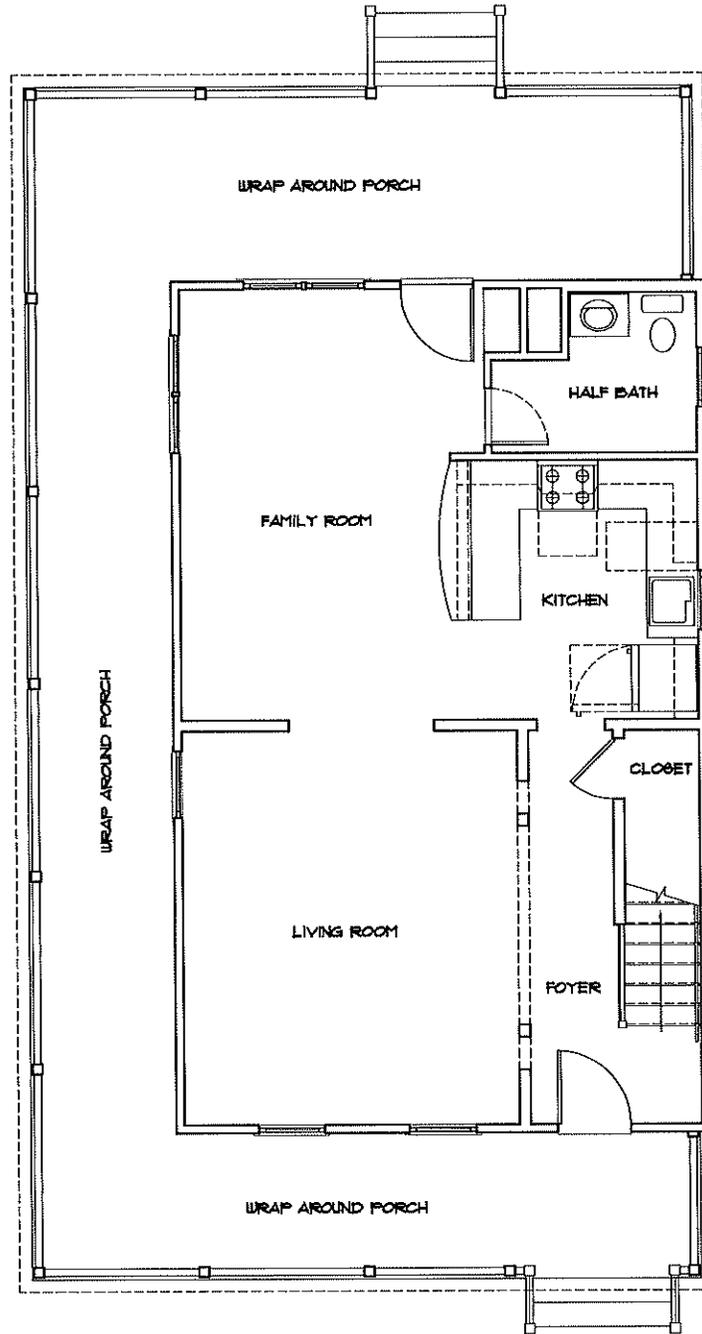
new single - family residence
432 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



EAST ELEVATION

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

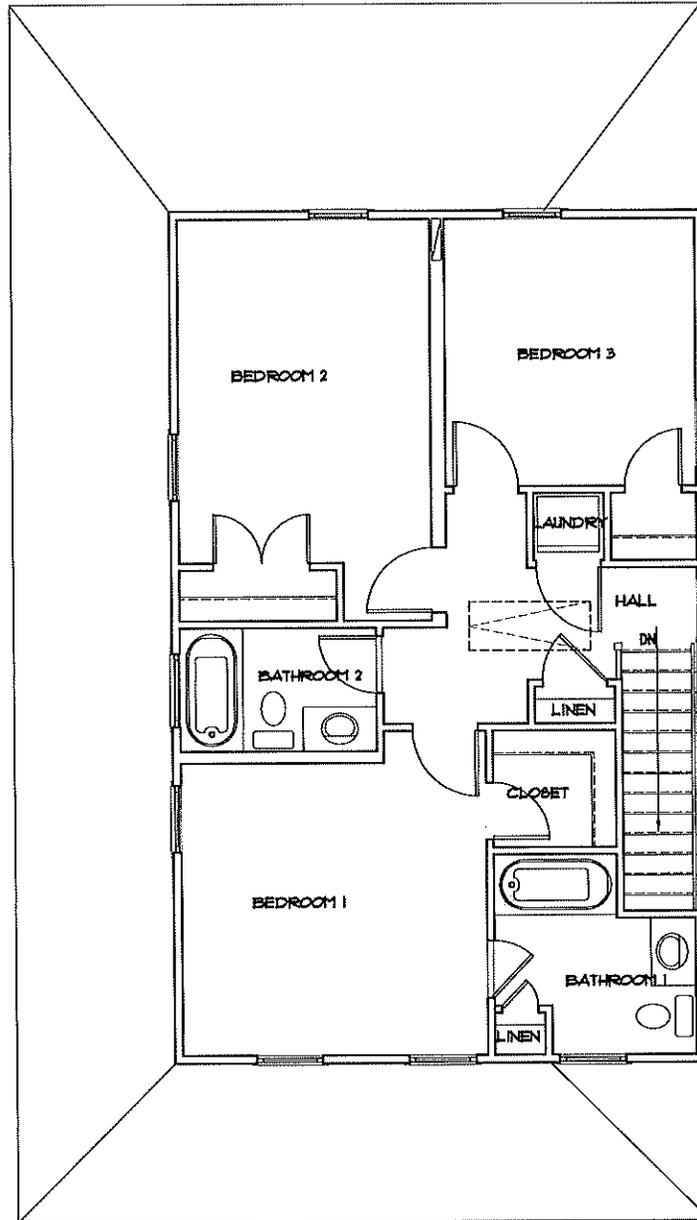
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



FIRST FLOOR PLAN

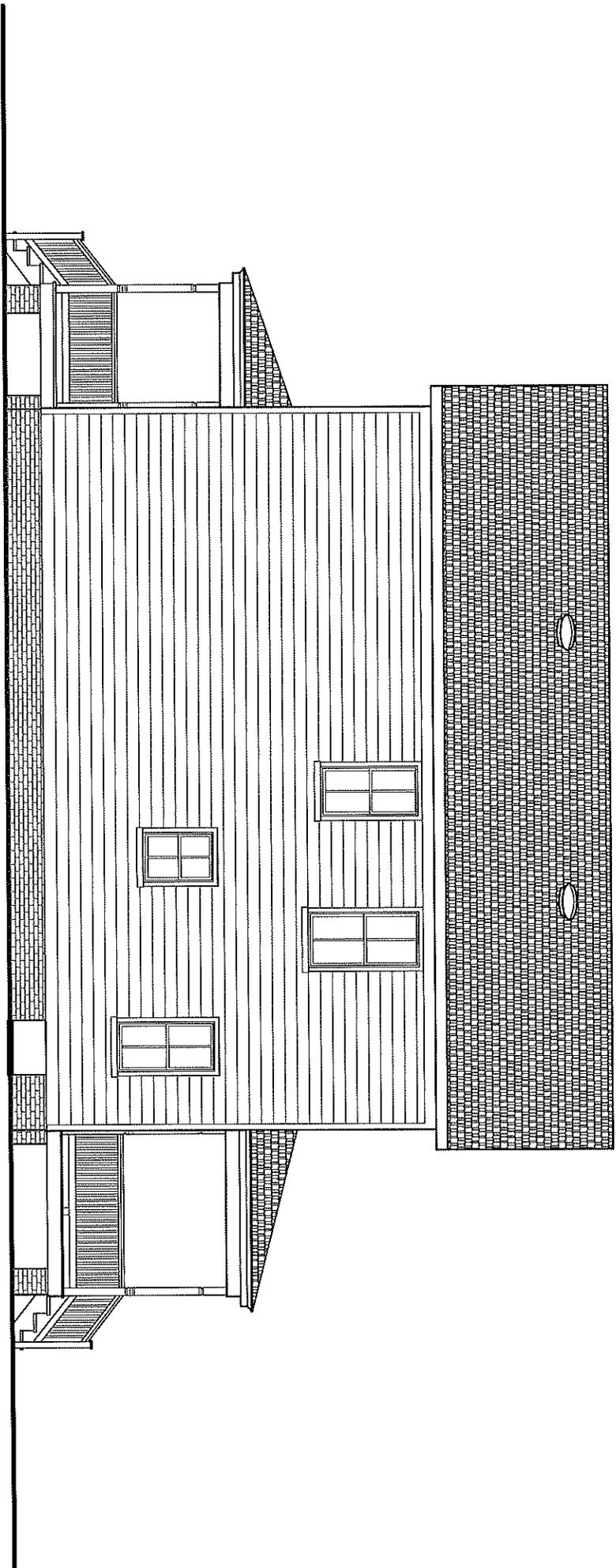
new single - family residence
432 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



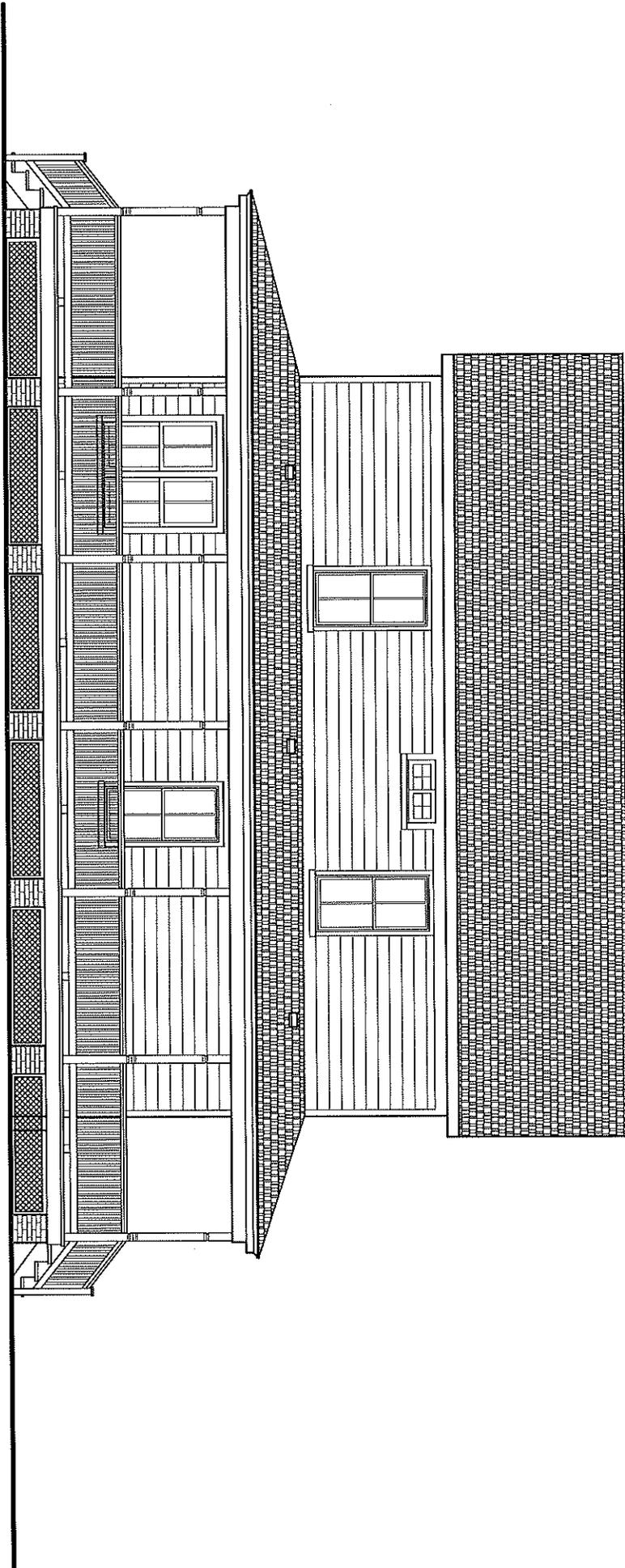
SECOND FLOOR PLAN

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



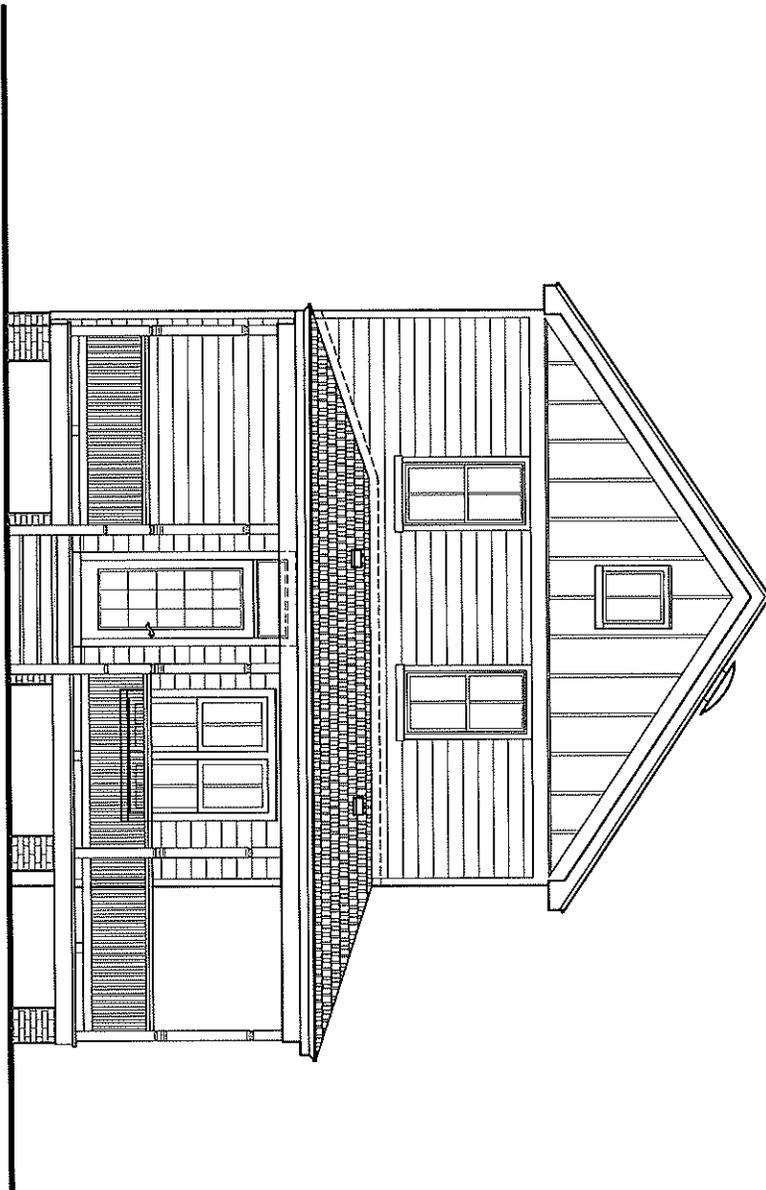
NORTH ELEVATION

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



SOUTH ELEVATION

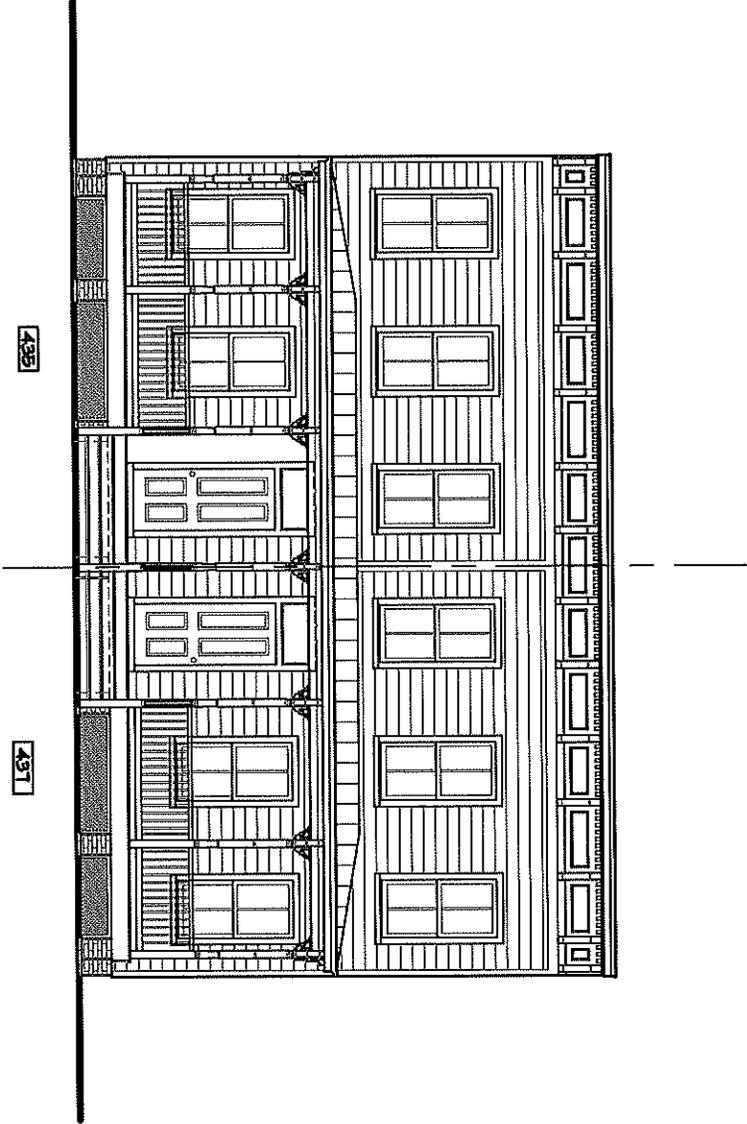
new single - family residence
432 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

new two-family residence
435 / 437 HARRISON STREET

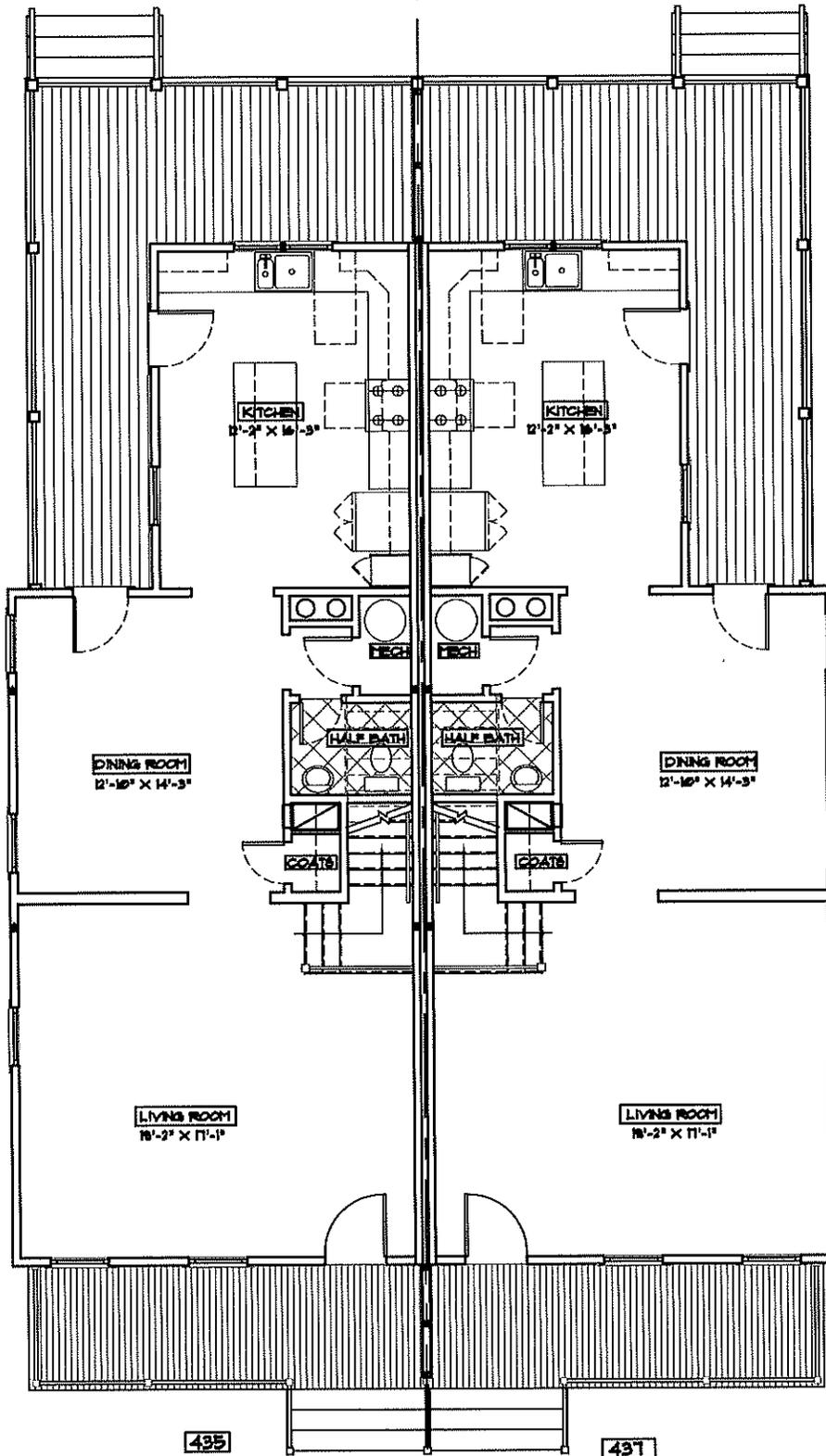
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

new two-family residence
435 | 437 HARRISON STREET

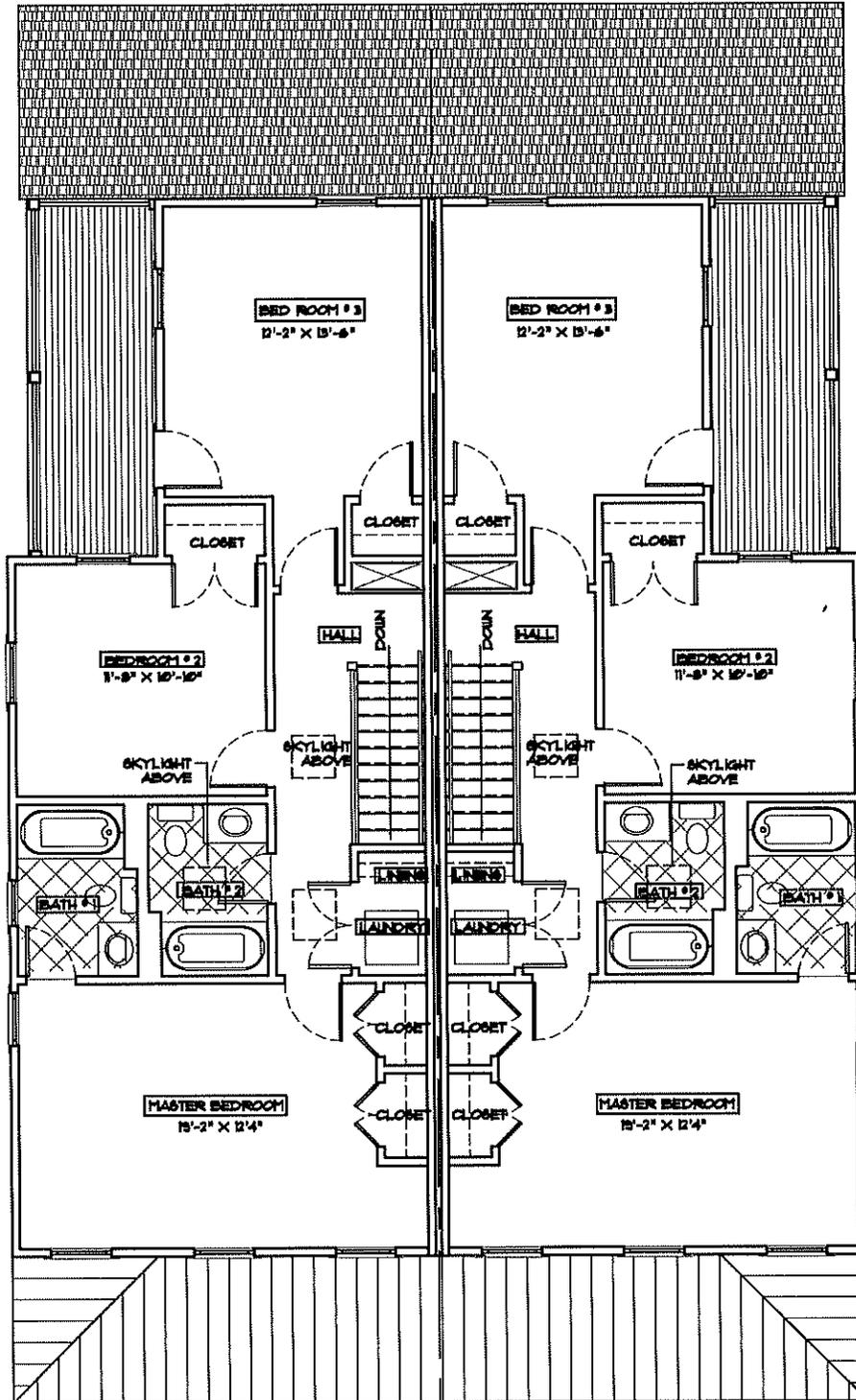
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



1ST FLOOR PLAN

new two-family residence
435 | 437 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



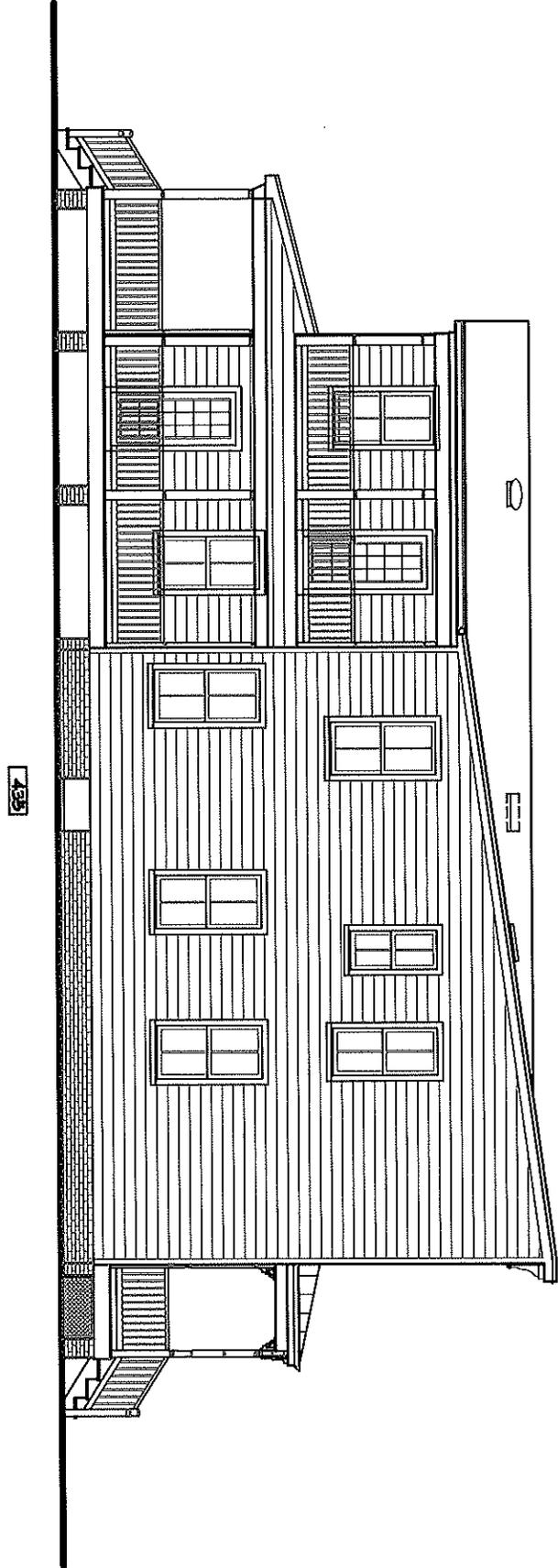
435

437

2ND FLOOR PLAN

new two-family residence
435 / 437 HARRISON STREET

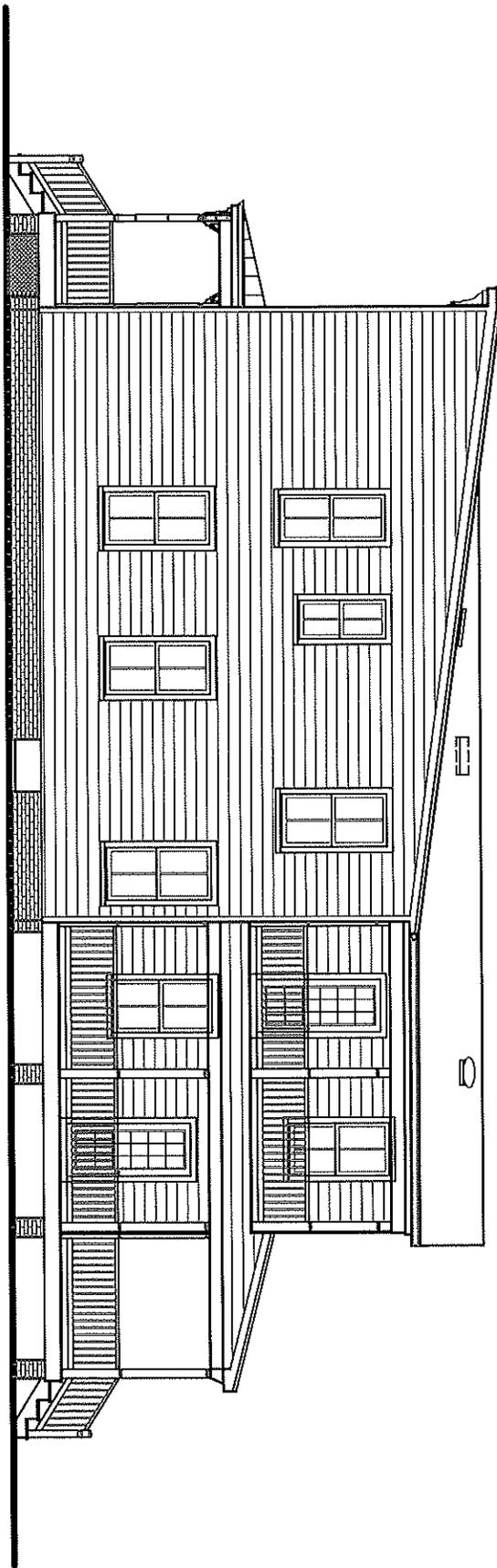
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



NORTH ELEVATION

new two-family residence
435 / 437 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES

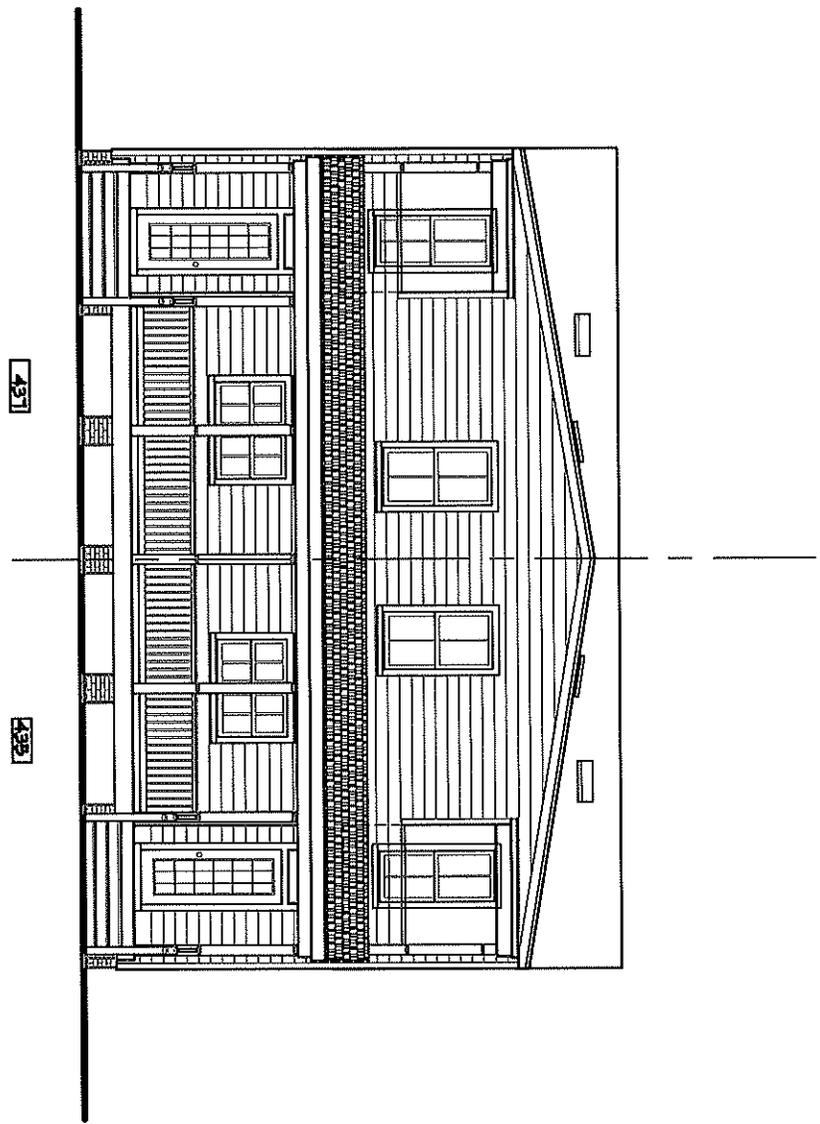


437

SOUTH ELEVATION

new two-family residence
435 / 437 HARRISON STREET

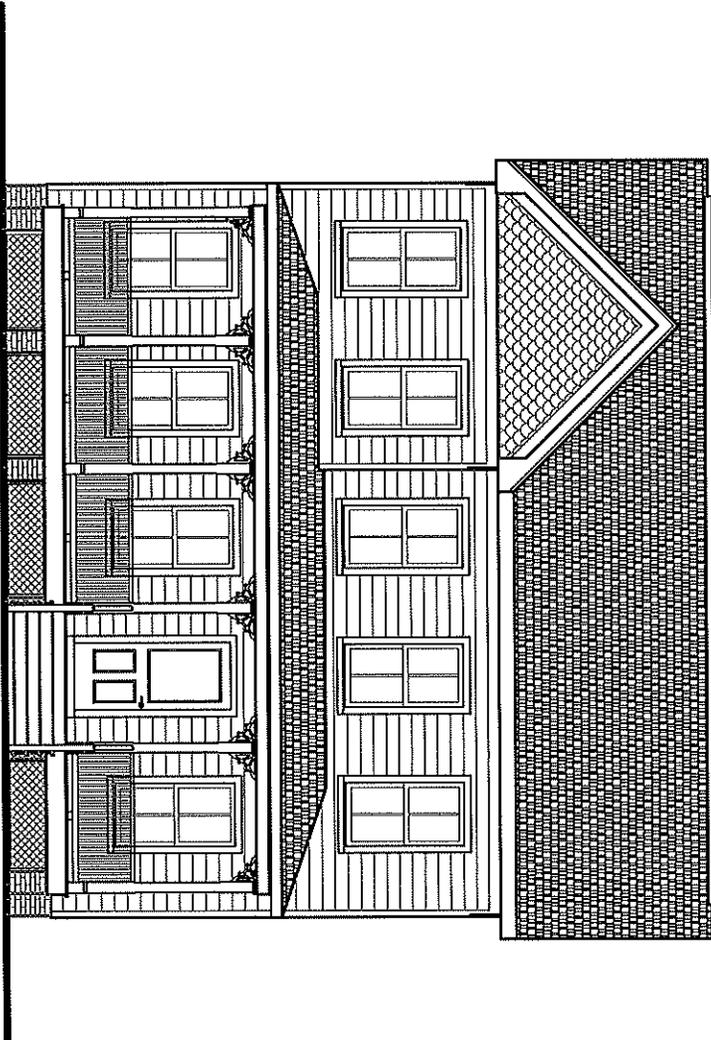
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



EAST ELEVATION

new single - family residence
438 HARRISON STREET

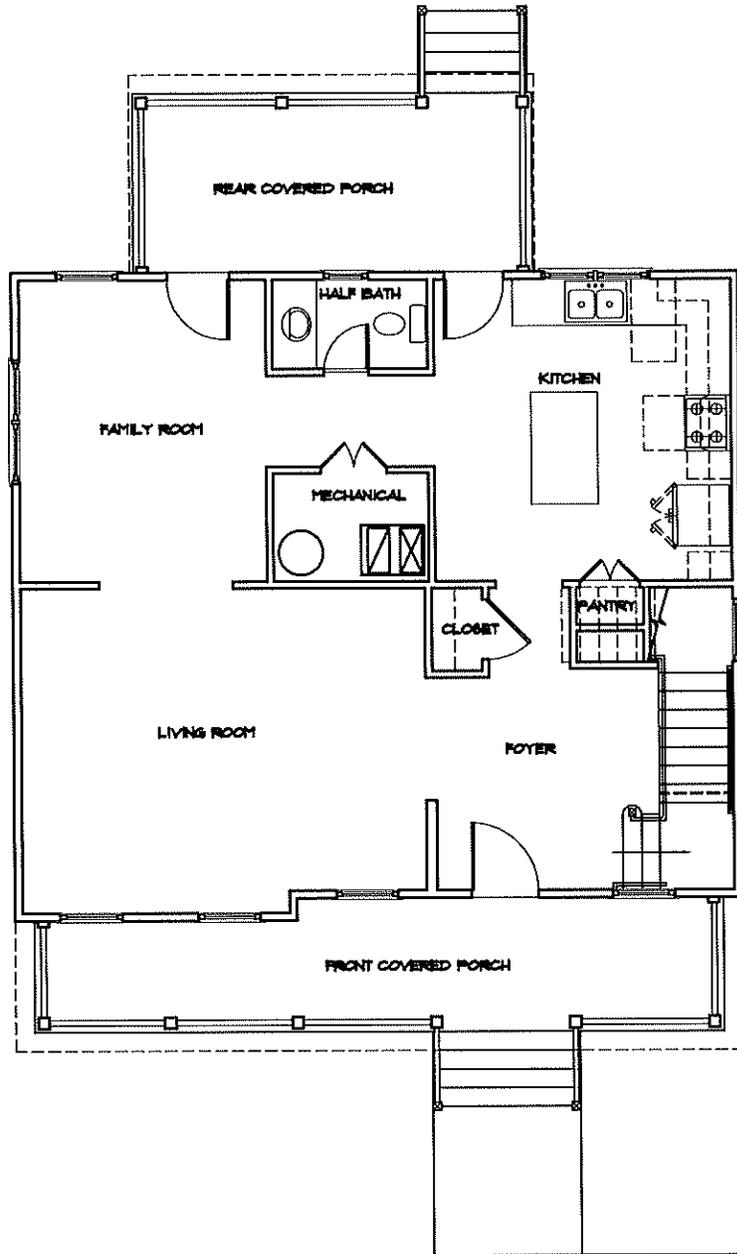
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

new single - family residence
438 HARRISON STREET

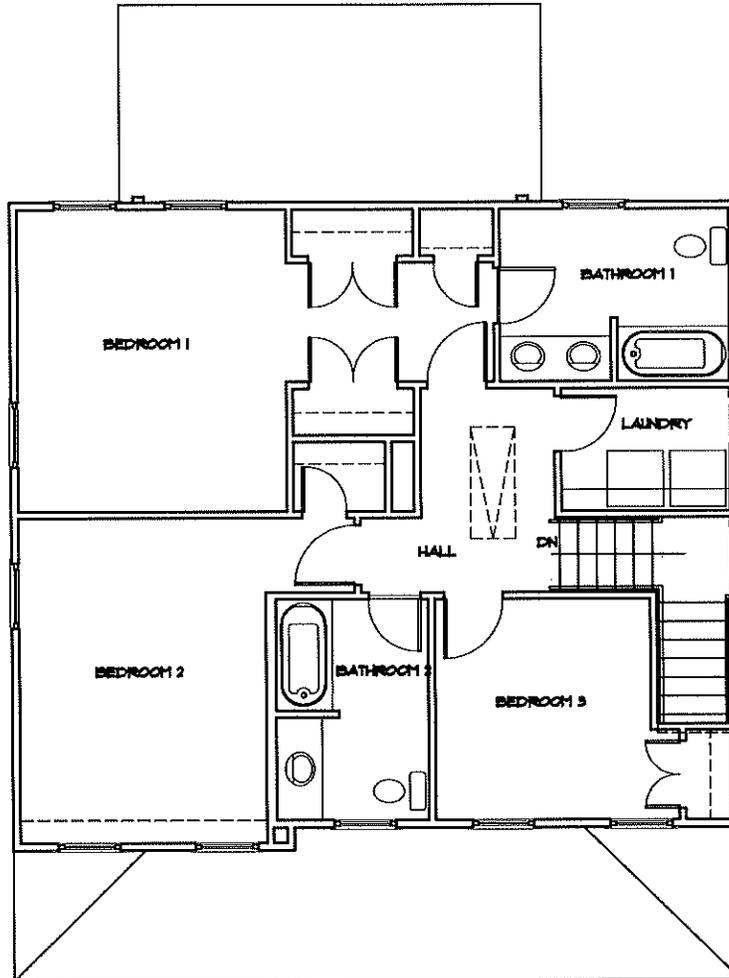
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



1ST FLOOR

new single - family residence
438 HARRISON STREET

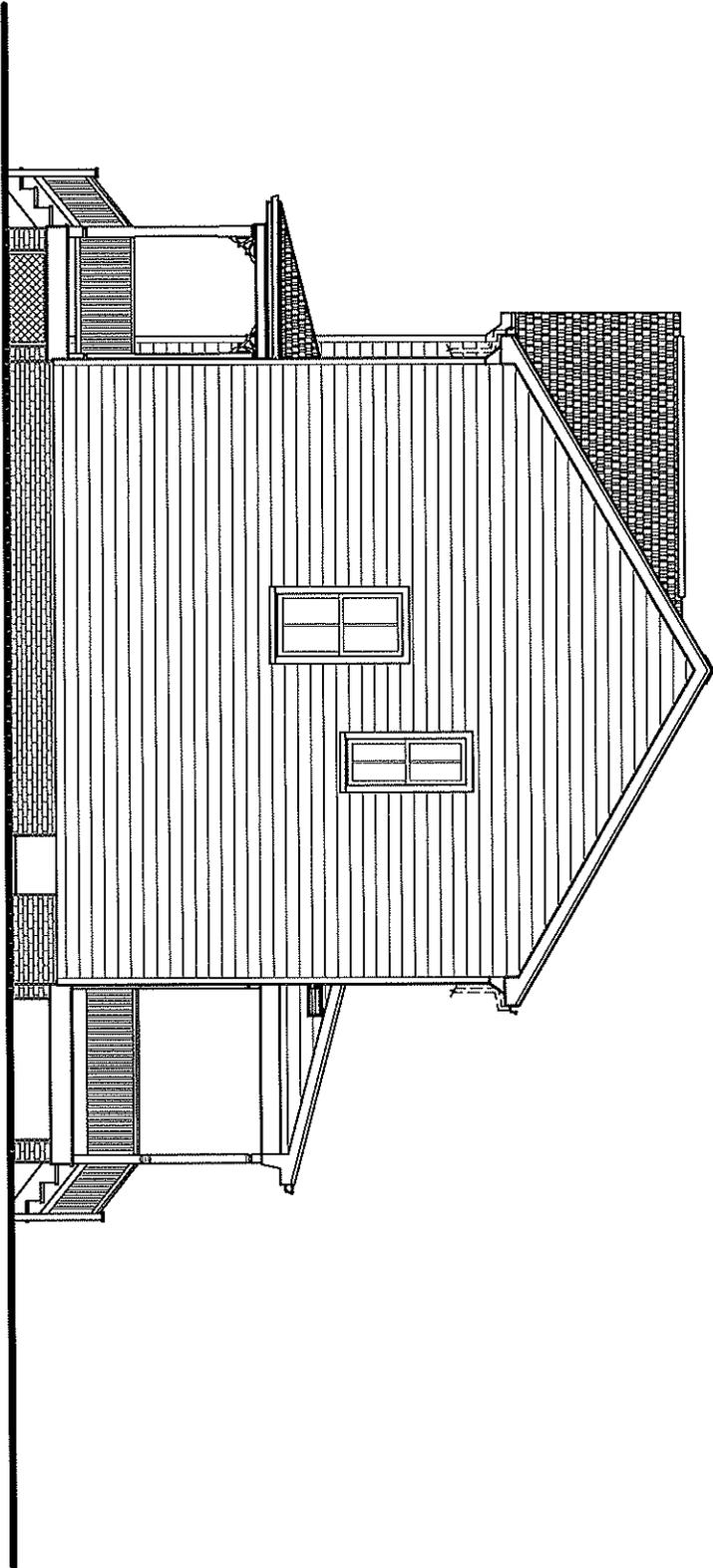
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



2ND FLOOR

new single - family residence
438 HARRISON STREET

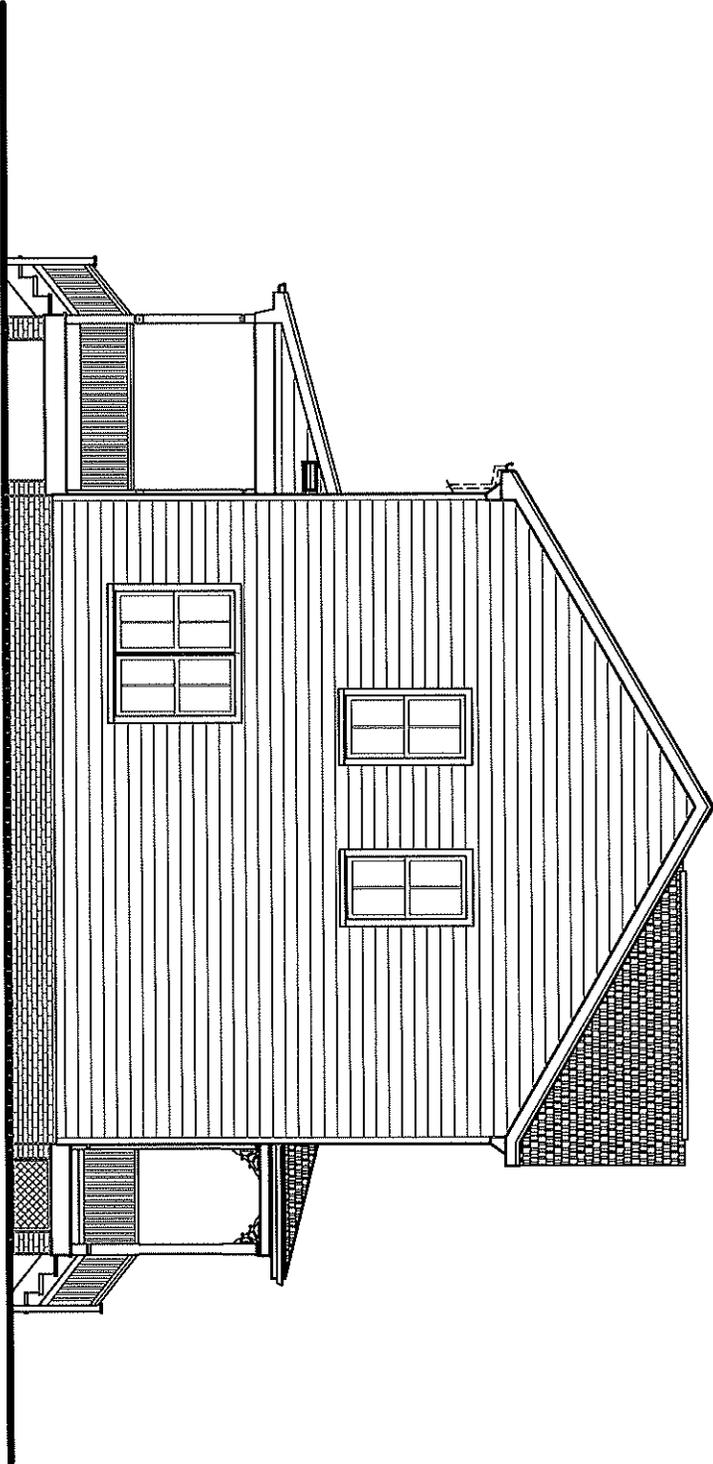
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



NORTH ELEVATION

new single - family residence
438 HARRISON STREET

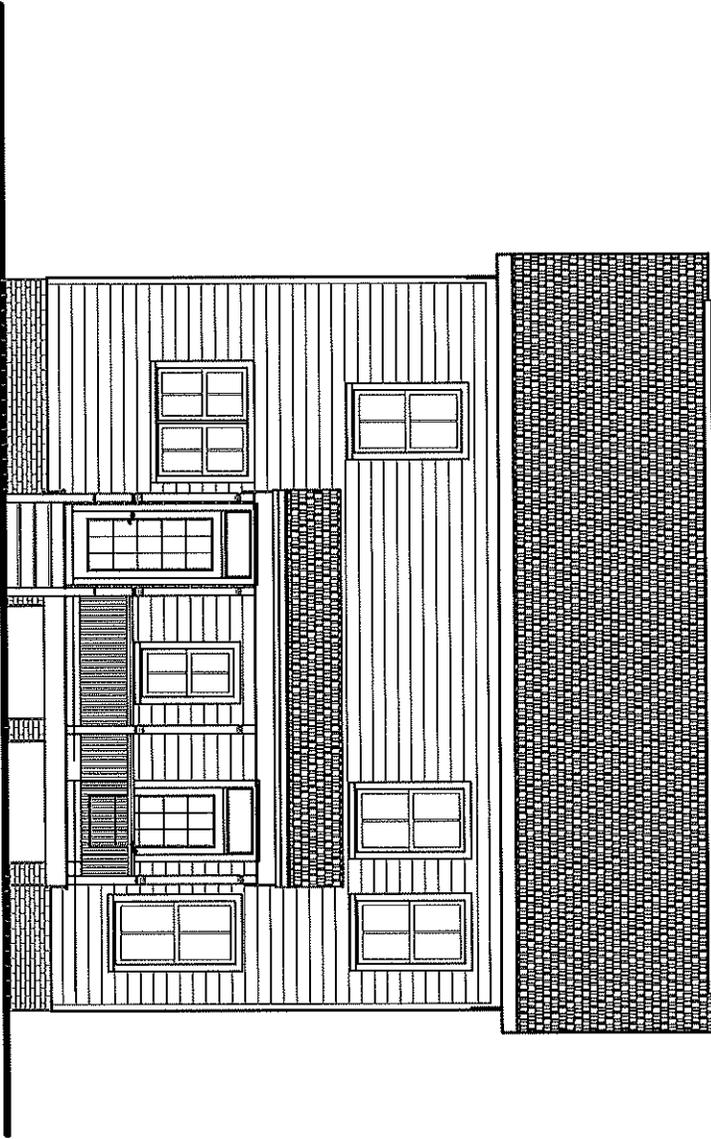
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



SOUTH ELEVATION

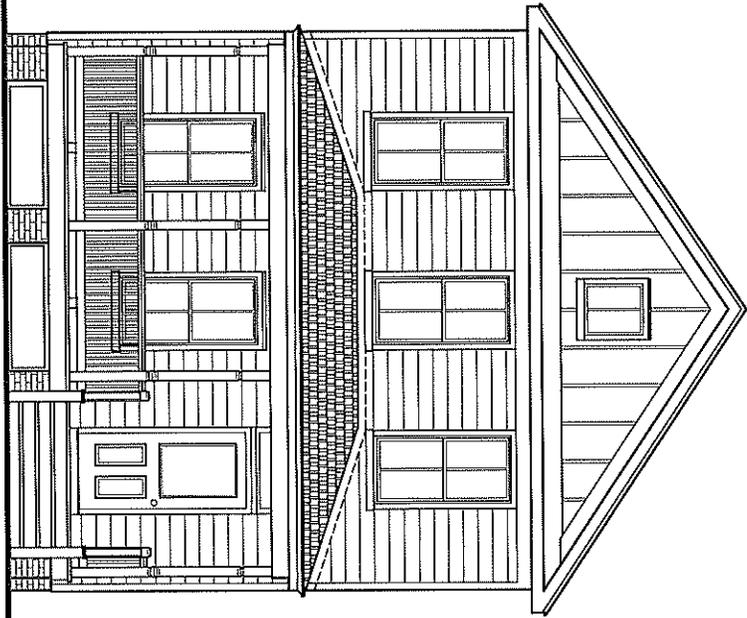
new single - family residence
438 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



WEST ELEVATION

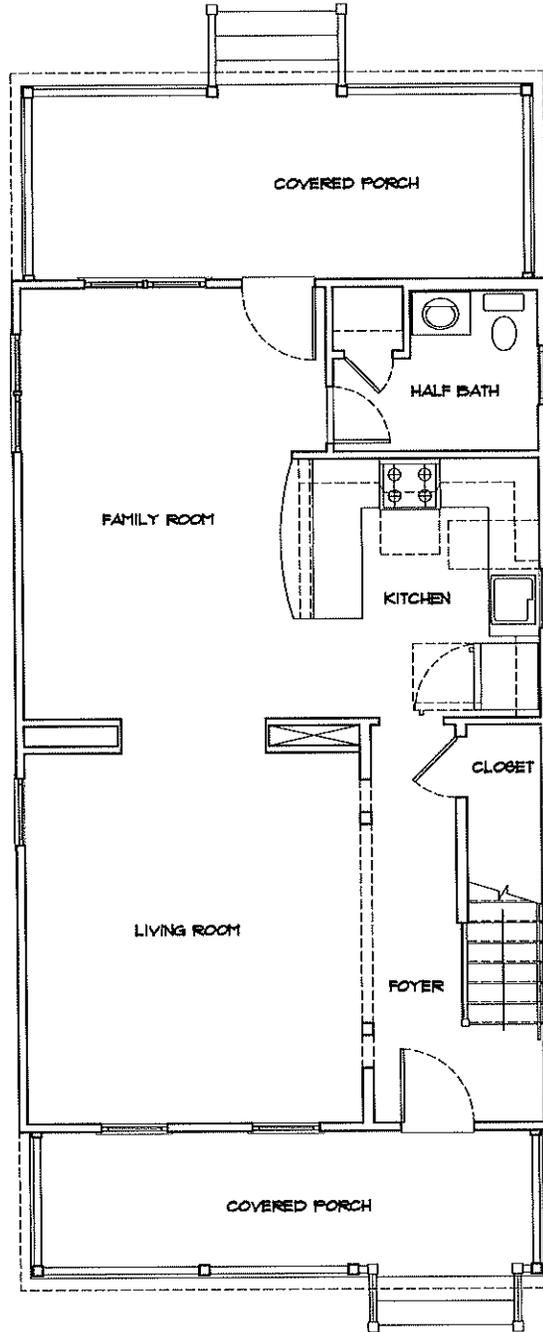
new single-family residence
440 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



EAST ELEVATION

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

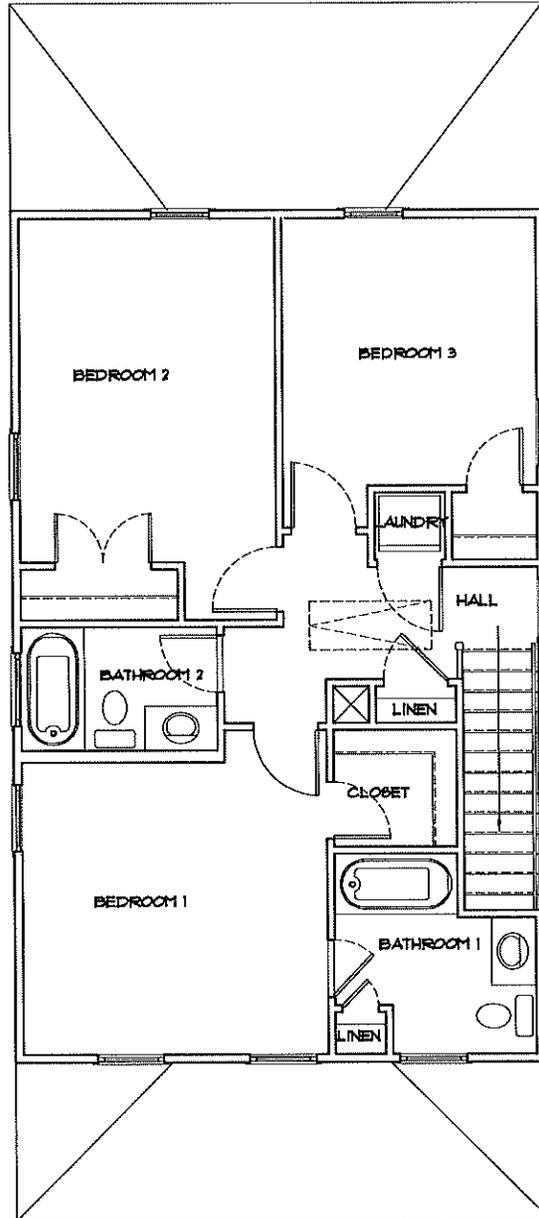
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



FIRST FLOOR PLAN

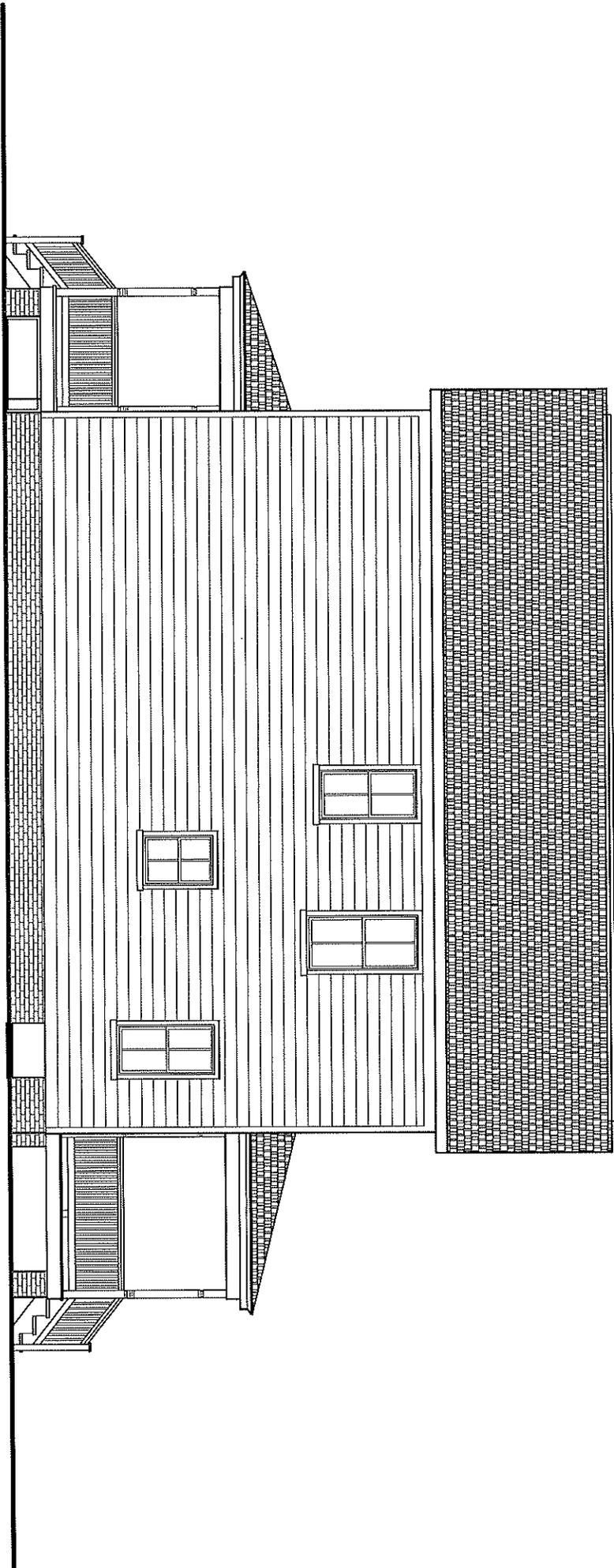
new single-family residence
440 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



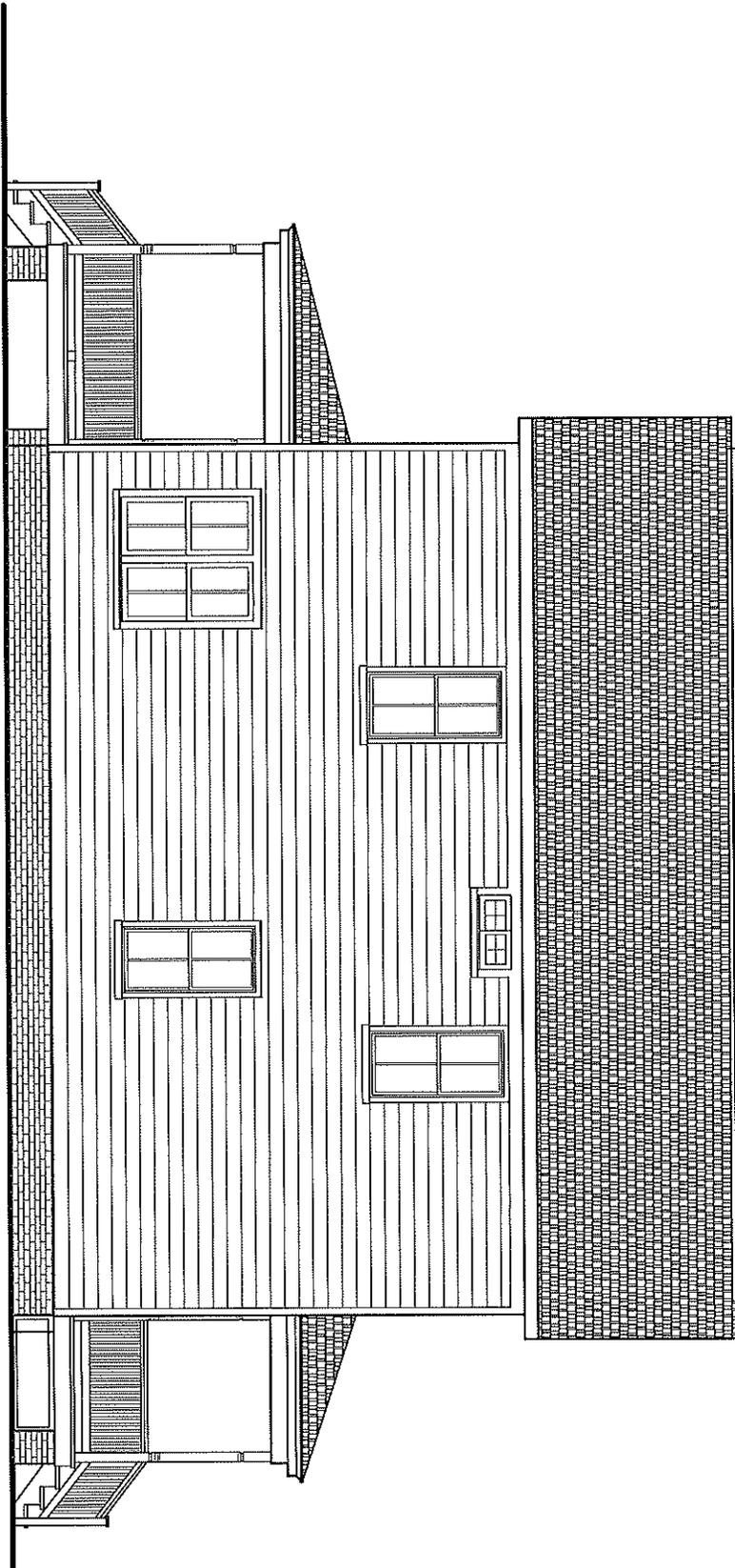
SECOND FLOOR PLAN

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



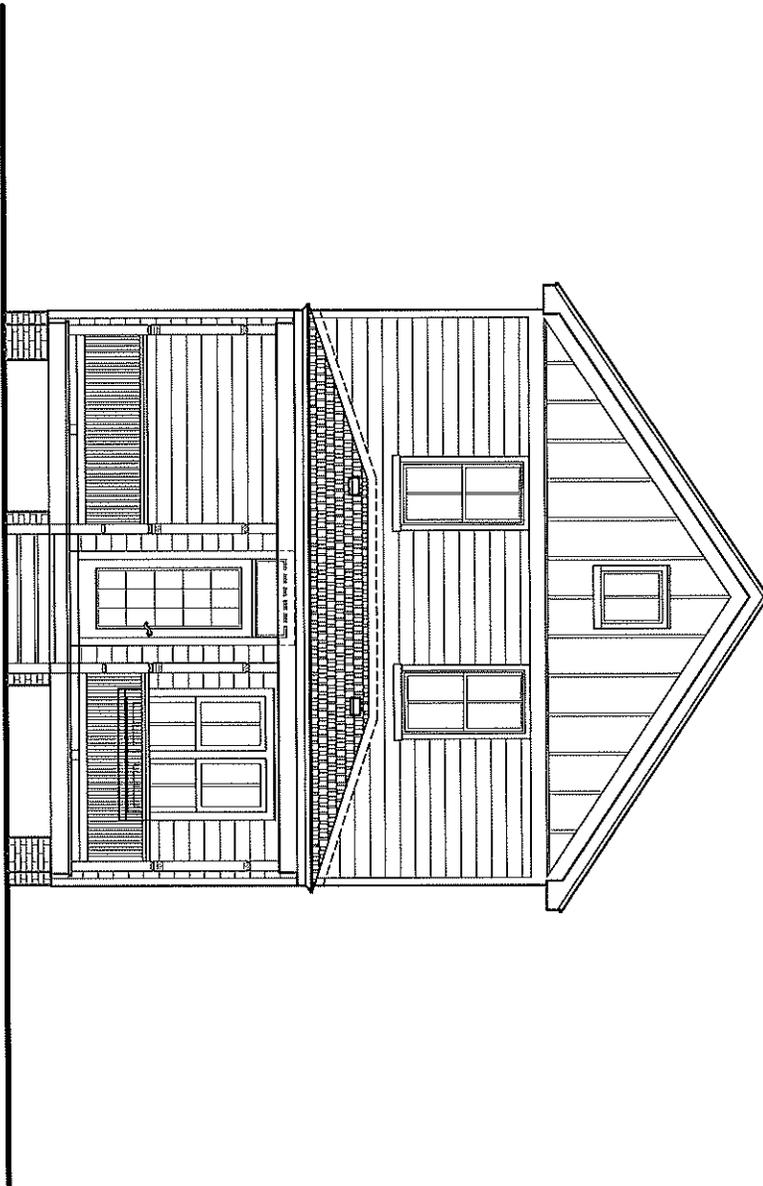
NORTH ELEVATION

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



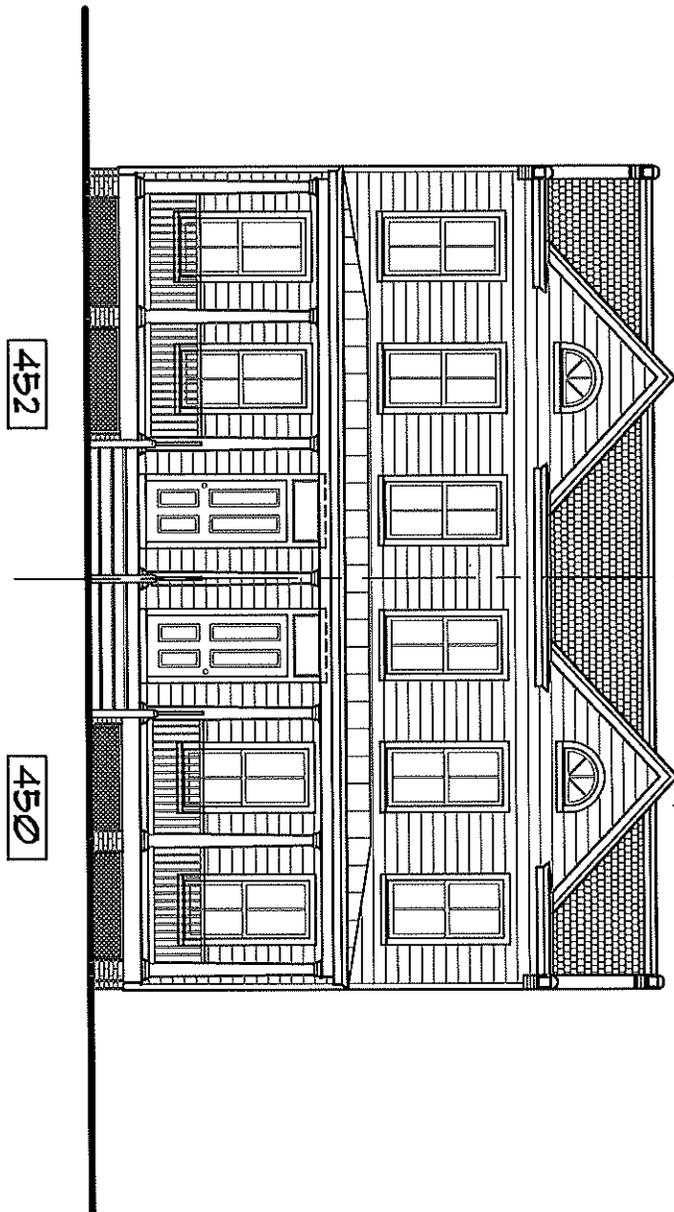
SOUTH ELEVATION

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



WEST ELEVATION

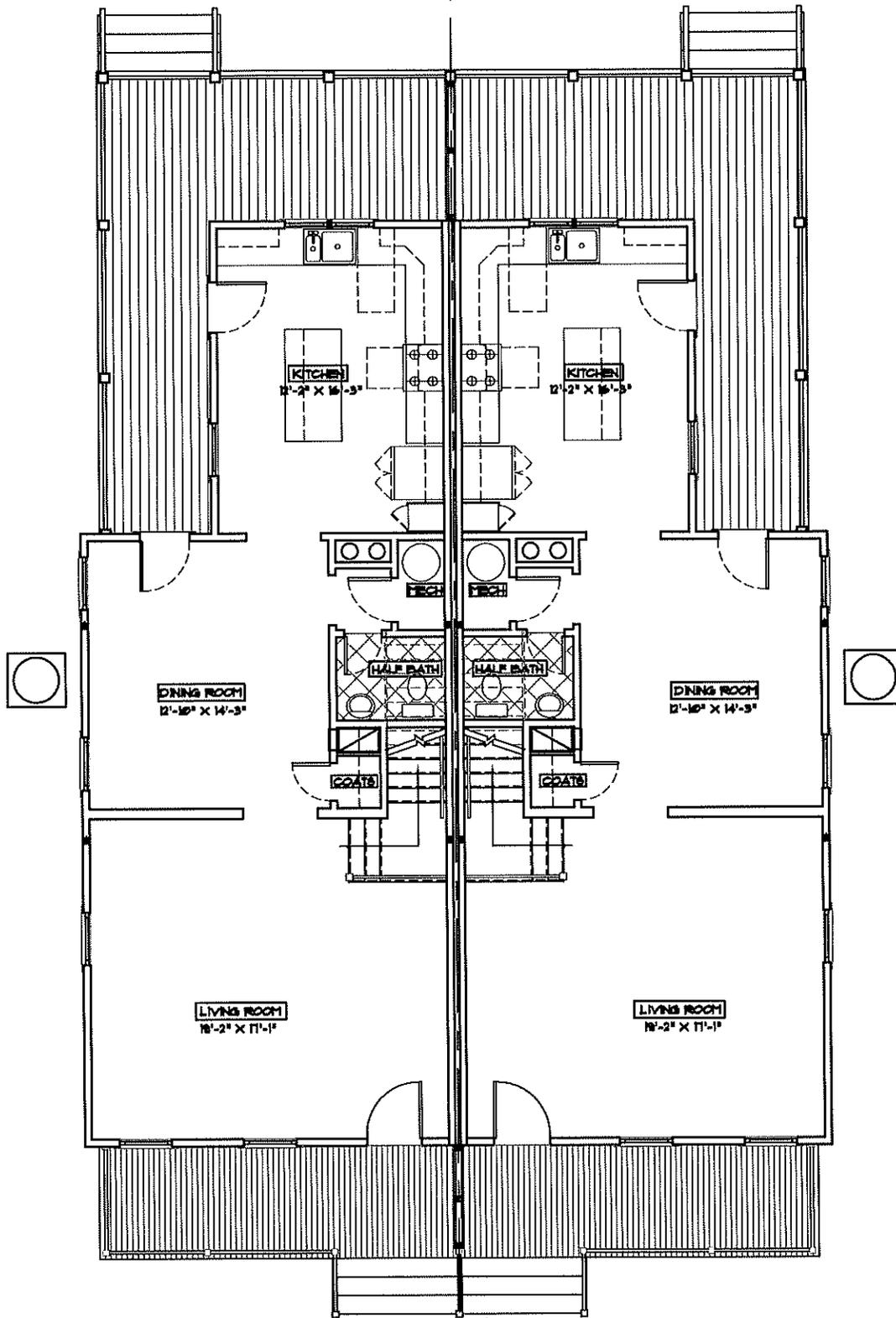
n e w t w o - f a m i l y r e s i d e n c e
450 | 452 HARRISON STREET
PETERSBURG, VIRGINIA
PREPARED FOR PROJECT: HOMES



EAST ELEVATION

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

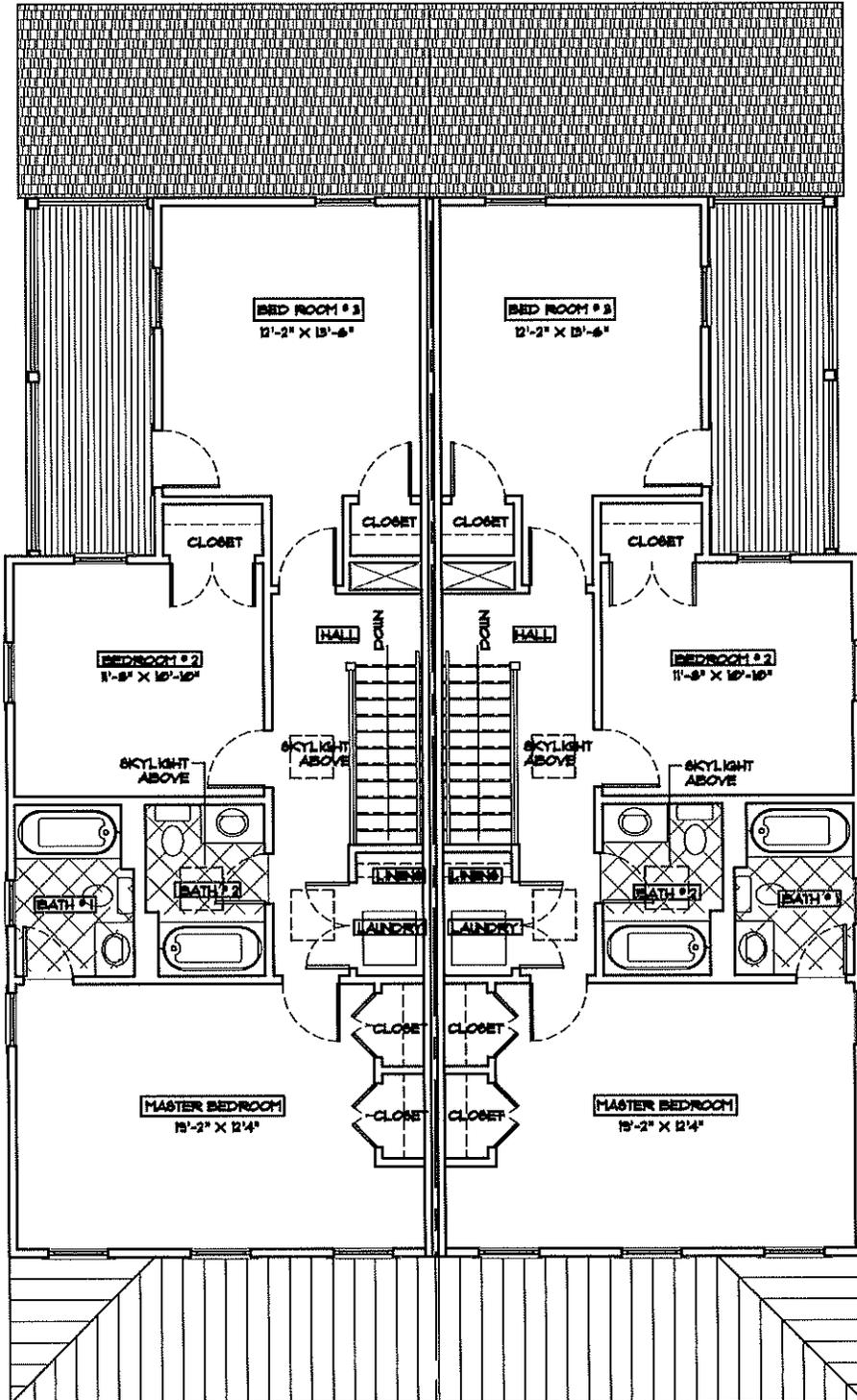
**PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES**



1ST FLOOR PLAN

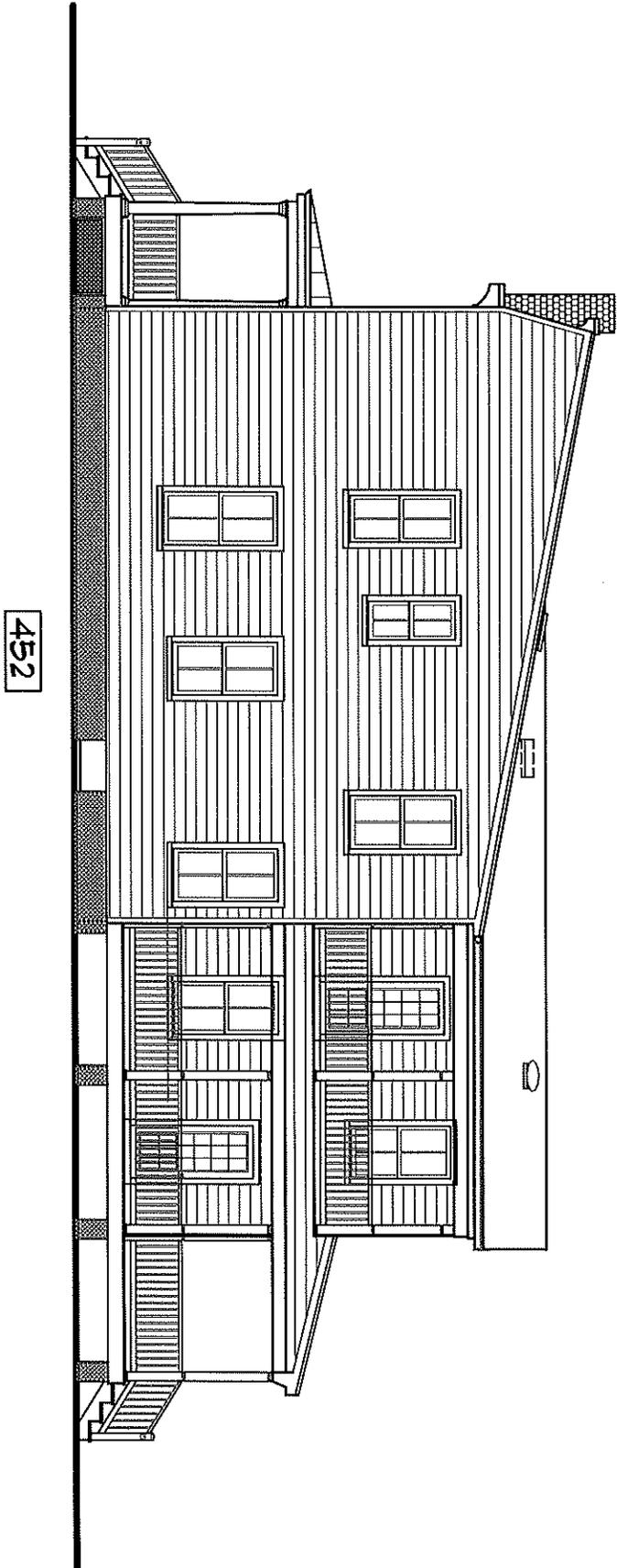
new two-family residence
450 | 452 HARRISON STREET

PETERSBURG, VIRGINIA
PREPARED FOR PROJECT:HOMES



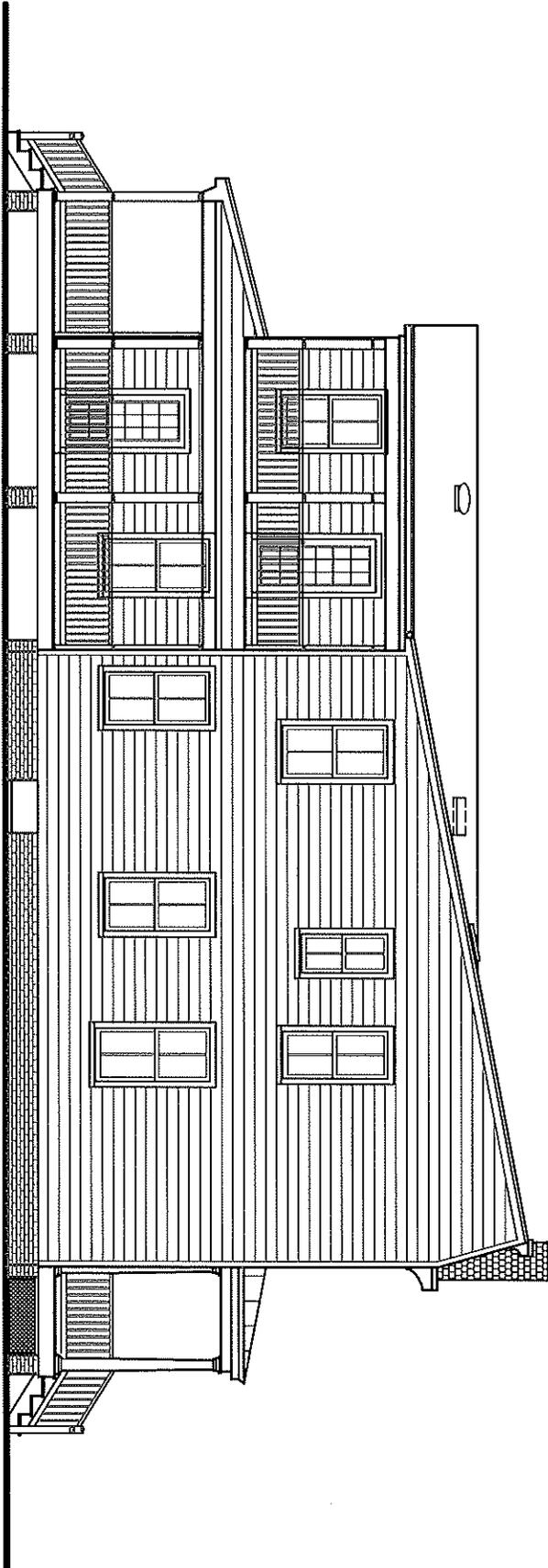
2ND FLOOR PLAN

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



NORTH 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

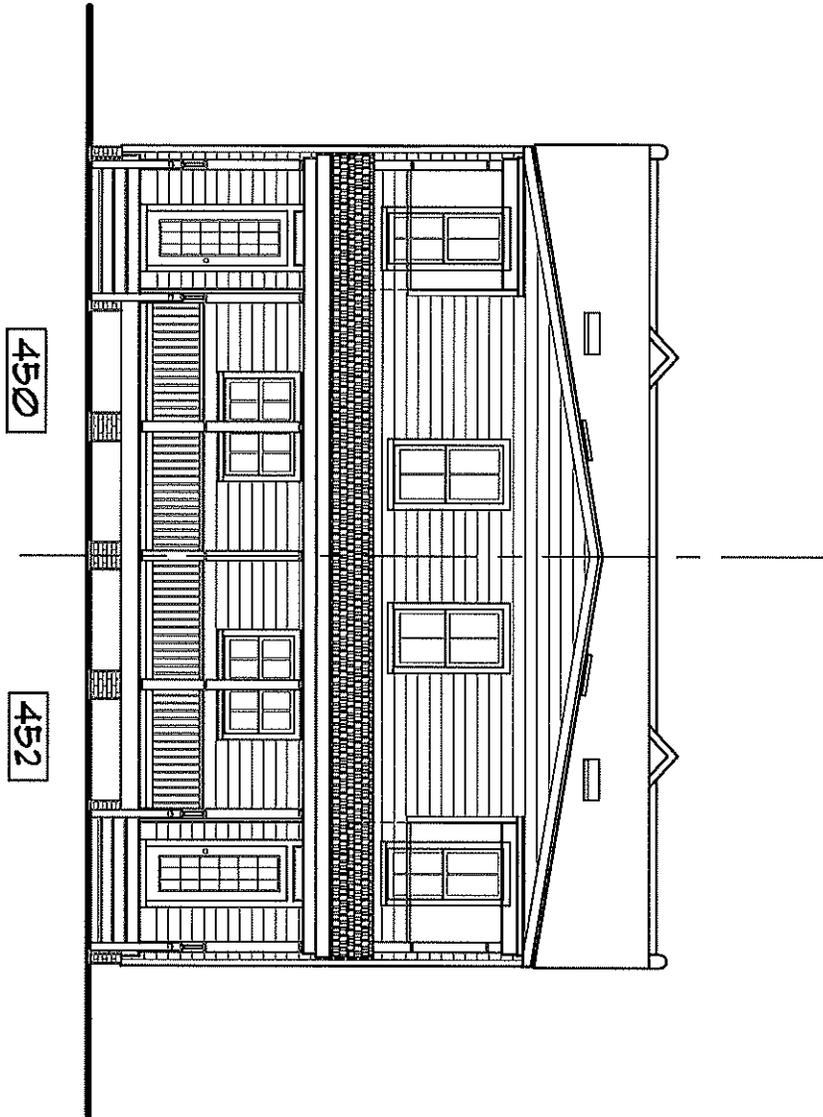


452

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>



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing regarding a proposal to purchase City-owned property located at 1157 West Washington Street and 1203 West Washington Street, and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and BLW Solutions toward the sale of the City-owned property.**

PURPOSE:

A Public Hearing regarding a proposal to purchase two (2) parcels of City-owned property located at 1157 West Washington Street 024-220019 and 1203 West Washington Street 024-220018, and consideration of an Ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and BLW Solutions toward the sale of the City-owned property

REASON:

Consider an Ordinance authorizing the City Manager to execute a Purchase Agreement towards the sale of City owned property located at 1157 West Washington Street and 1203 West Washington Street

RECOMMENDATION: The Department of Economic Development recommends approval of the ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and BLW Solutions towards the sale of City Owned property located at 1157 West Washington Street and 1203 West Washington Street

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

The zoning for each parcel is R3, two family residential district. All properties meet the minimum size requirements for single family residential. One of the properties meet the minimum requirement for two family residential. The proposed use meets the current zoning requirements.

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 and tax revenue to the City

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: NA

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 20-R-68

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Blowe (1)
2. Blowe (2)
3. ORDINANCE051221

EXHIBIT B HOME CONSTRUCTED AT 1419 MECHANICSVILLE TPKE

Photos

Save Home

Share



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

Save Home

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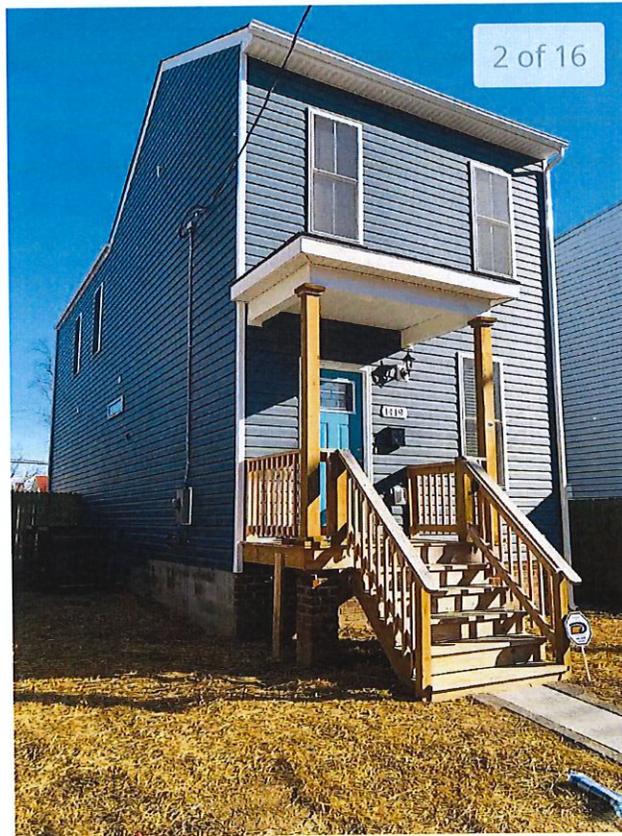
3 bd 2.5 ba 1,632 sqft

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Home value Owner tools Home details Neigh



Your Zestimate
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Zestimate
\$281,916



ZESTIMATE RANGE
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Zestimate history & deta

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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](#)



[Your Zestimate](#)
Own this home? Track trends
local market insights [hom](#)
[owner insights](#)

Zestimate
\$281,916



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

LAST 30 DAY CHANGE
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[Zestimate history & deta](#)

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

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 Zestimat

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

Home value Owner tools Home details Neigh



Your Zestimate

own this home? Track trends
local market insights

owner 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 <

Save Home

Share



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



your Zestimate
own this home? Track trends
local market insights
hom
neowner 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

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 024-2200018 (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 024-2200018 (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

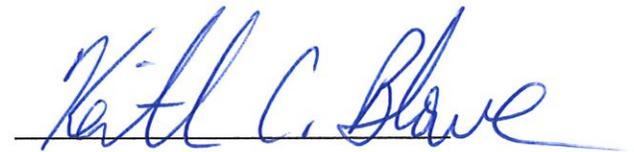
and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.

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

A handwritten signature in blue ink that reads "Keith C. Blowe". The signature is written over a horizontal line.

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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Web: <http://blw-solutions.com>

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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Web: <http://blw-solutions.com>

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

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



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>

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	Phone	804-332-2297
	Sussex, VA 23884-0306		
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

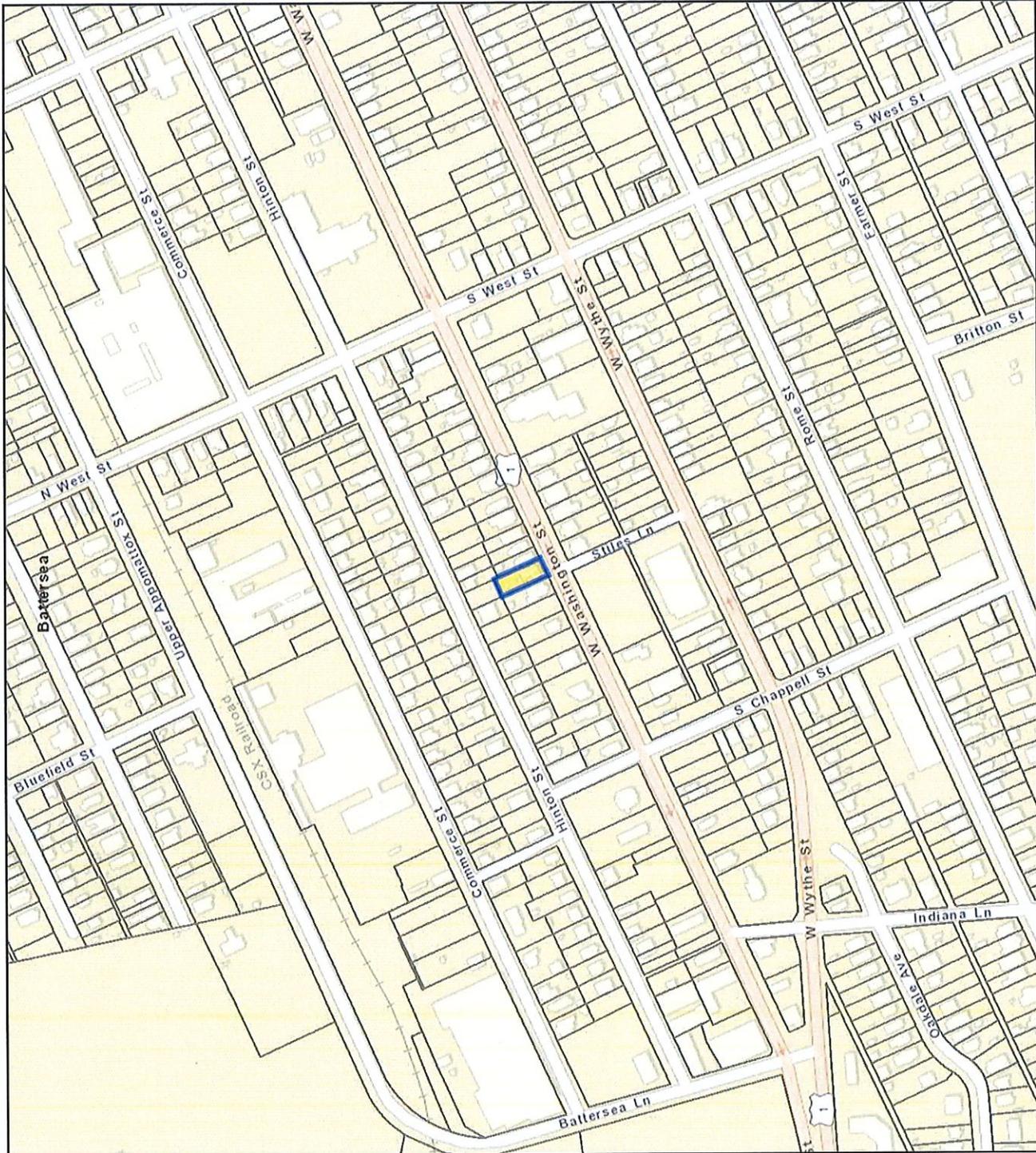
Property Tax (Coming Soon)

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**
 Mailing Address **135 N. Union St**
 City **Petersburg**
 Mailing State **VA** Zip **23803**
 ParcelZoning **R-3**

Account Number **FOR SALE, Grassy Lot**
 Property Location **1157 WASHINGTON ST**
 Property Use **CIP**
 Most Recent Sale Date **4/26/2019**
 Legal Reference **2019-1047**
 Grantor **CITY OF PETERSBURG,**
 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
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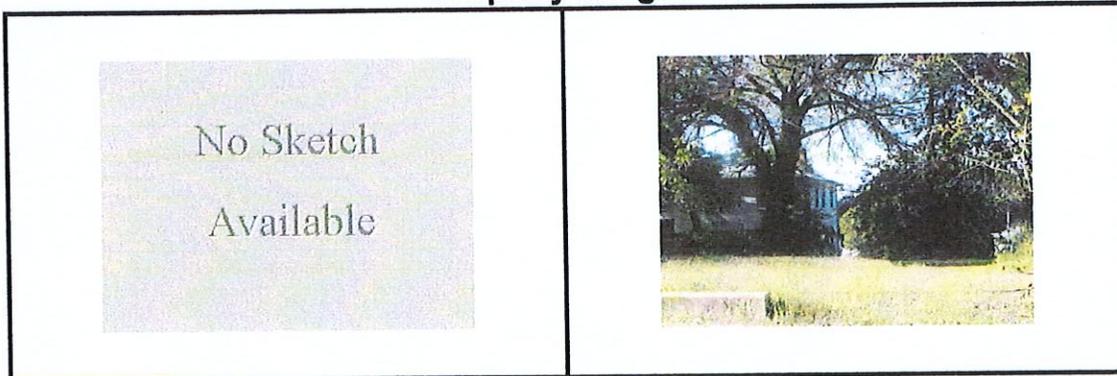
Legal Description

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

klowe@blw-solutions.com

WEST WASHINGTON ST NEW CONSTRUCTION

Revised 04/6/2021 by: Klowe

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

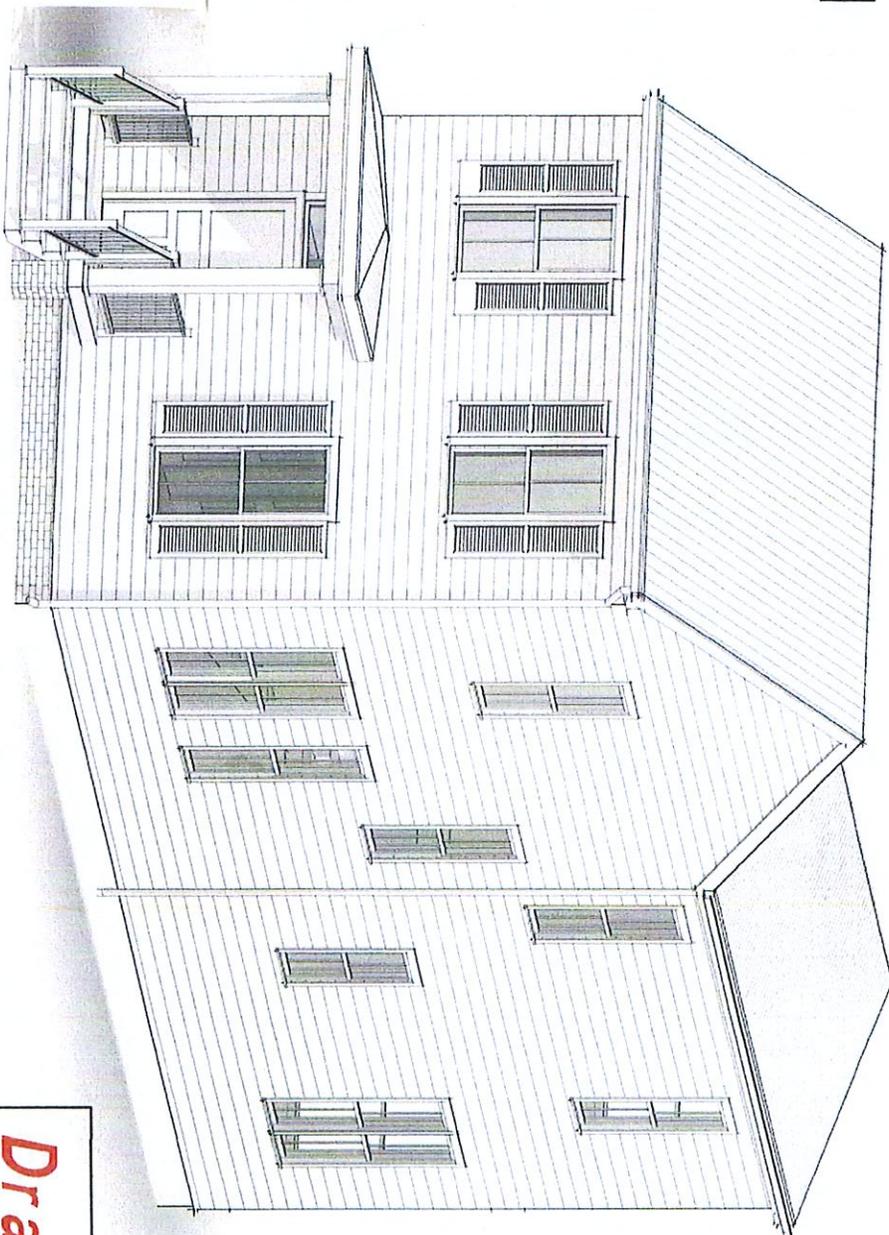
Property Information

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

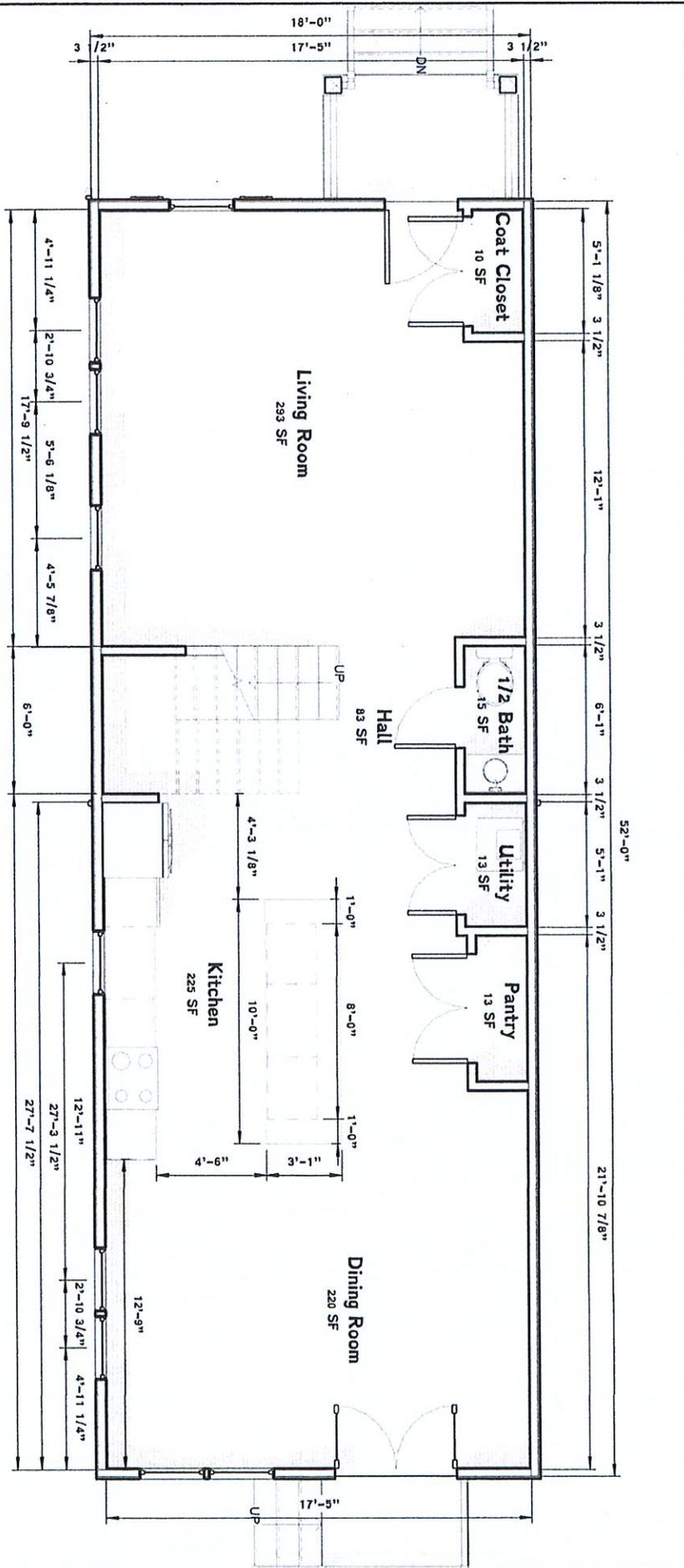
Rev.	Date	Description



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

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

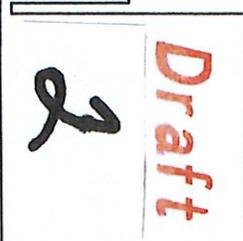
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Rev.	Date	Description

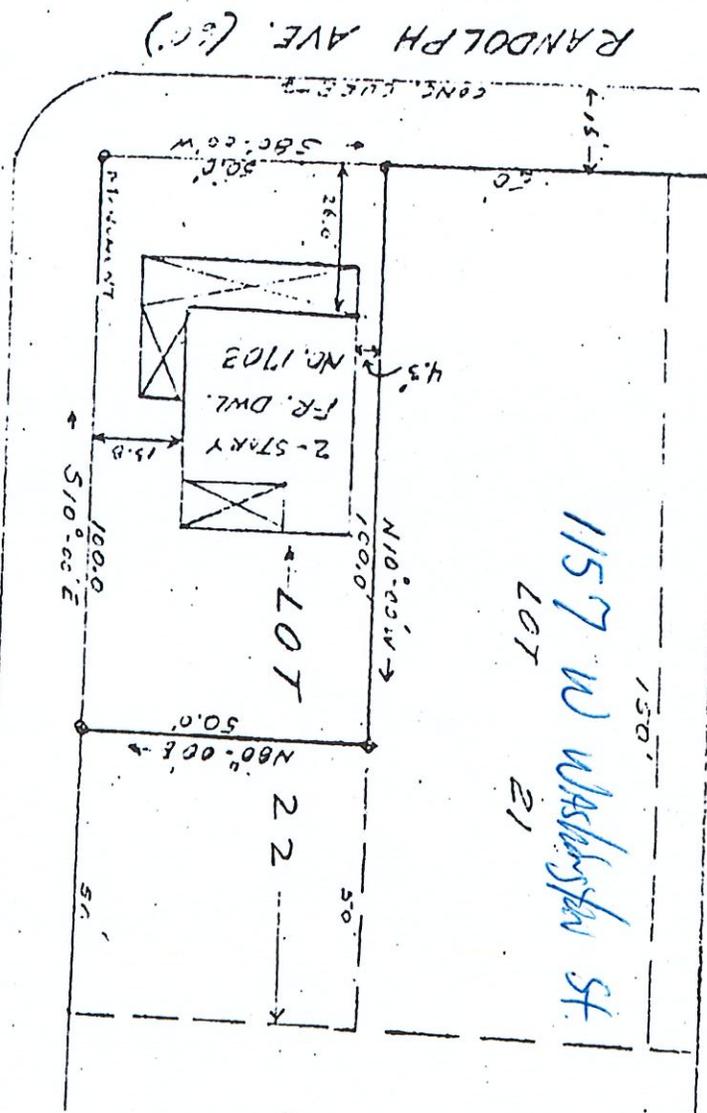
Obsidian, Inc.
 515 North 22nd
 Street
 Richmond, VA 23223
 804.647.1589

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



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)

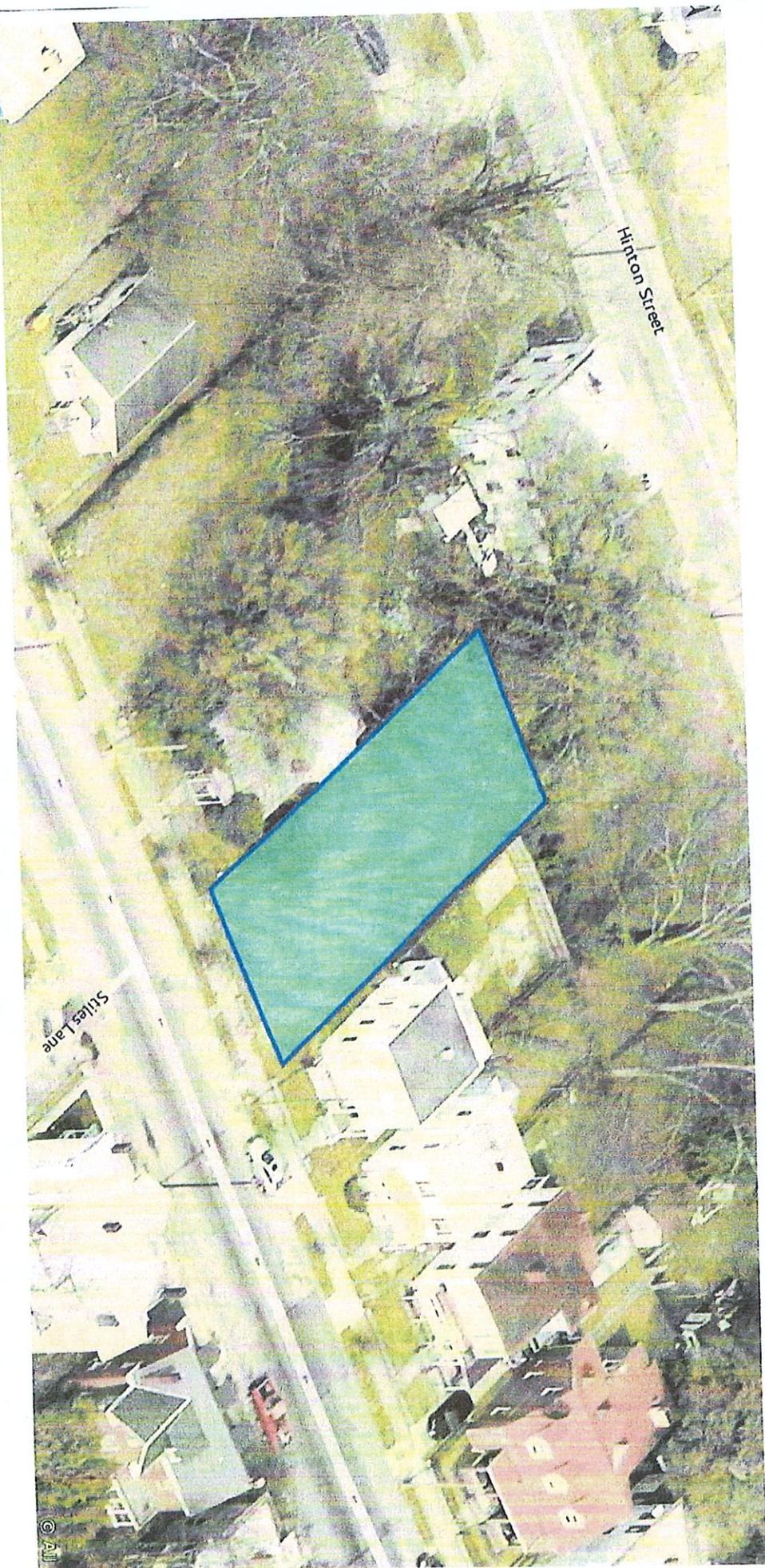
1157 W Washington St.
LOT 21

CERTIFIED CORRECT:
A.C. BRIDGMAN, C.L.S.

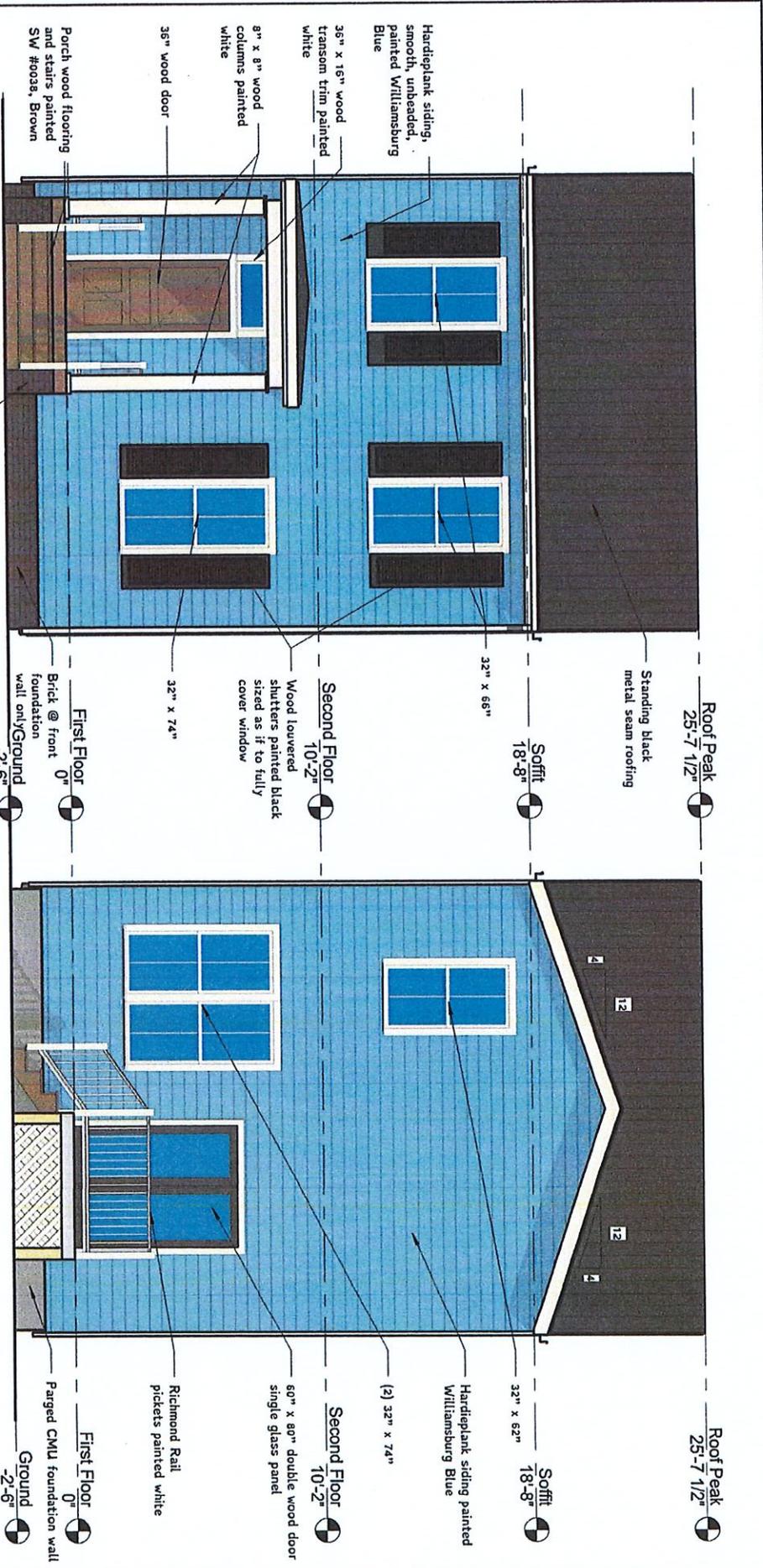
BOOK 274 PAGE 526

4

1157 W Washington St



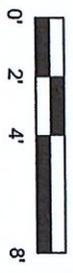
03/11/2020



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



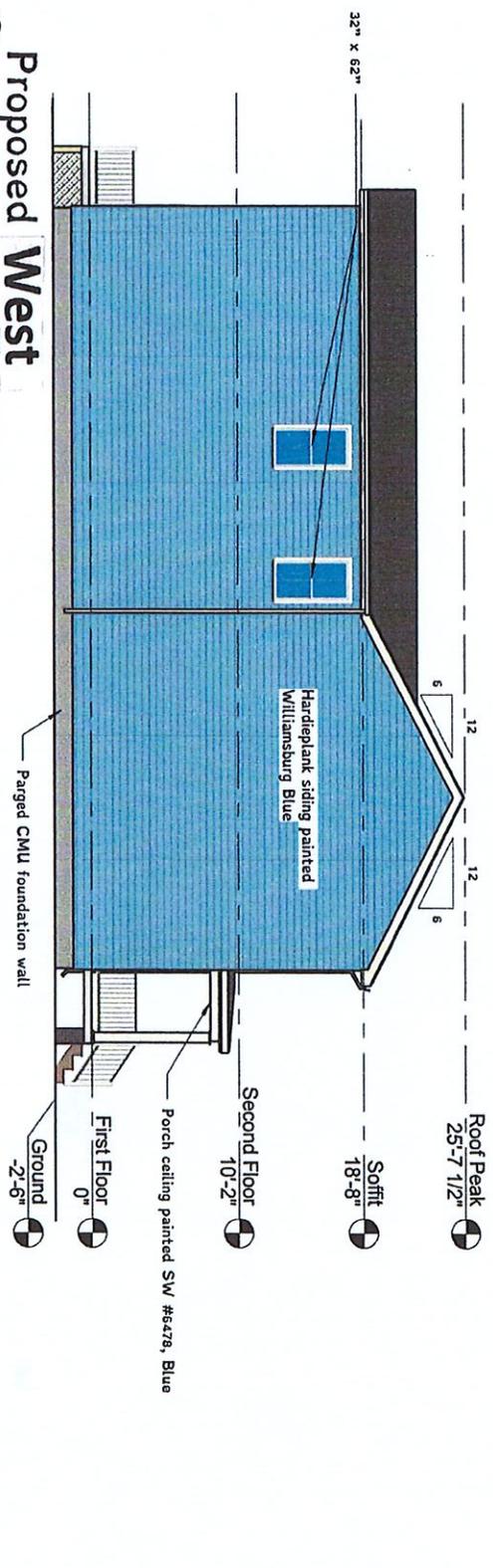
Obsidian, Inc.
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589

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

Draft
5

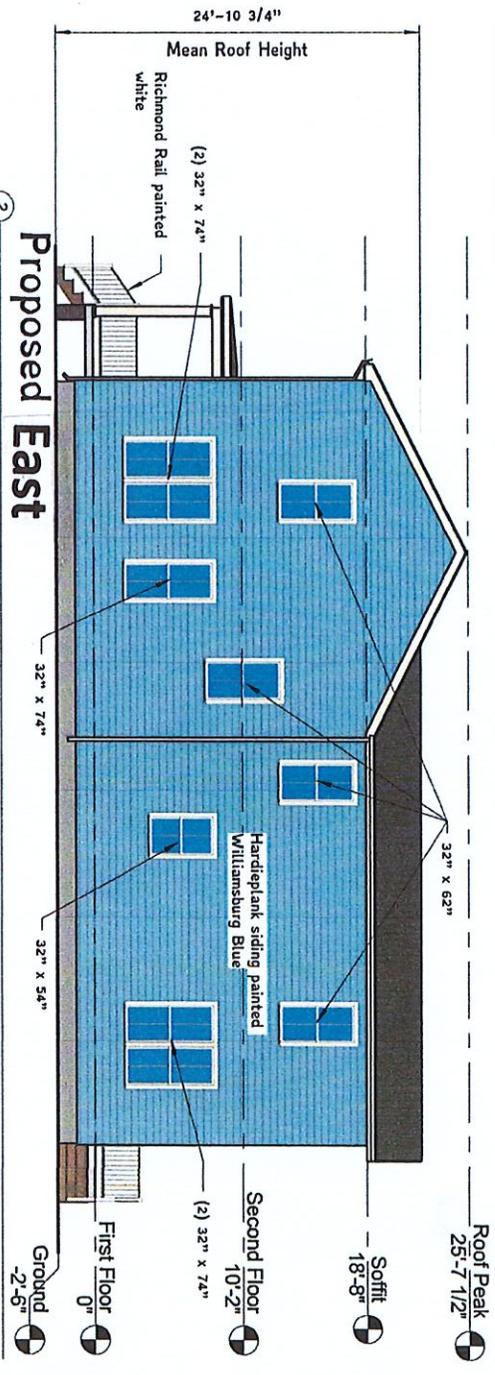
Proposed West

1
1/8" = 1'-0"

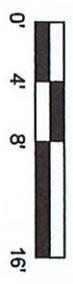


Proposed East

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
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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

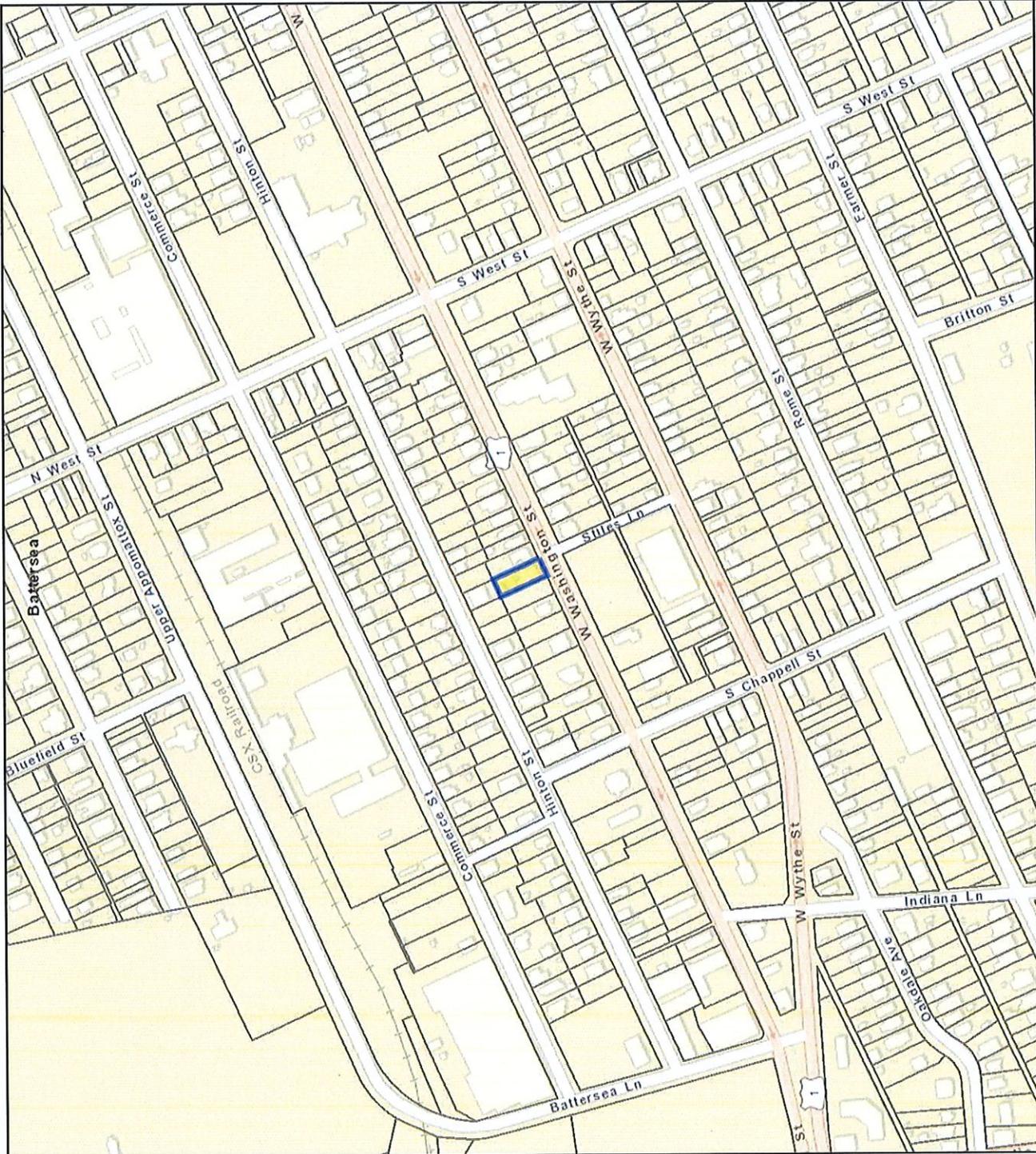
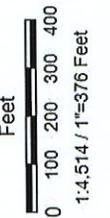
Property Tax (Coming Soon)

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 #: 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



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

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

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
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	\$848.00
10148	Sink - Bathroom	3 BATHROOM VANITIES	\$987.00
10149	Cabinet Hardware	KITCHEN / 3 BATHROOMS	\$285.00
10150	Bath Tub	2 UPSTAIRS (MASTER / HALL)	\$1,800.00
10151	Vanity Mirror	3 VANITY MIRRORS	\$670.00
10152	Shower	SHOWER ENCLOSURE	\$859.00
10153	Tile	CERAMIC TILE - KITCHEN/BATHRMS/UTILITY RM	\$0.00
10154	Toilet	3 TOILETS	\$650.00
10155	Closet Shelving	3 BEDROOMS / LINEN CLOSET / UTILITY RM / LAUAN	\$850.00
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

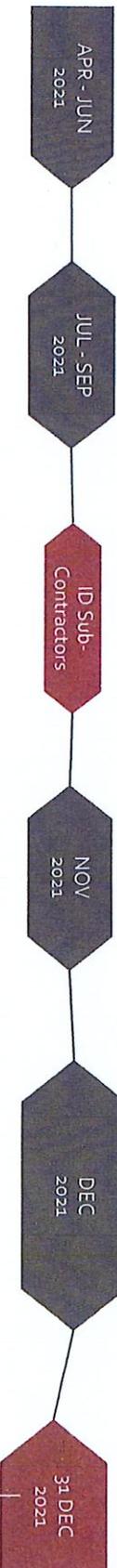
Project Timeline – 1203 W Washington St.

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

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 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

ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and BLW Solutions toward the Sale of City-owned property at 1203 West Washington Street and 1157 West Washington Street

WHEREAS, the City of Petersburg has received a proposal from BLW Solutions to purchase the City-owned property at 1203 West Washington Street and 1157 West Washington Street, to develop single family residential; and

WHEREAS, the property is zoned R-3 and the total area is 12,672 square feet;

WHEREAS, per the City's Zoning Ordinance, the minimum dimensions for a single-family dwelling in a R-3 District are 50 feet wide and 5,000 square feet in area, and the minimum dimensions for a two-family dwelling in a R-3 District are 60 feet wide and 6,000 square feet in area; and

WHEREAS, the property located at 1203 West Washington Street and 1157 West Washington Street does meet the minimum dimensions for a single or two family dwelling; and

WHEREAS, BLW Solutions propose use of the property is single family residential; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned lots to be maintained and an inclusion of the property on the City's list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to consideration of an ordinance authorizing the sale of City-owned property on May 18, 2021; and

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 at 1203 West Washington Street and 1157 West Washington Street



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing regarding a proposal to purchase City owned property located at 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Joel Erb toward the Sale of City-owned property.**

PURPOSE:

A Public Hearing regarding a proposal to purchase City owned property located at 427 Harrison Street 031-060020, 429 Harrison Street 031-060019, 431 Harrison Street 031-060018, 432 Harrison St 031-050006, 437 Harrison St 031-060013, 438 Harrison St 031-050007, 440 Harrison St 031-050008, 450 Harrison Street 031-050010, and 452 Harrison Street 031-050011 and consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement between the City of Petersburg and Joel Erb toward the Sale of City-owned property.

REASON:

Consider an Ordinance authorizing the City Manager to execute a purchase agreement towards the sale of the City-owned property located at 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison Street, 440 Harrison Street, 450 Harrison Street, and 452 Harrison Street

RECOMMENDATION: The Department of Economic Development is recommending that the City Council does not approve ordinance authorizing the City Manager to execute the purchase agreement between the City of Petersburg and Joel Erb towards the sale of City Owned property located at 427, 429, 431, 432, 437, 438, 440, 450, and 452 Harrison St. The recommendation of denial is based on a competing proposal from an experienced developer in the City of Petersburg. that includes a higher purchase price, potentially higher property values and tax revenue to the City.

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.

On April 14, 2021 staff advised Mr. Erb that they will be recommending denial of the proposal to the City Council based. The recommendation of denial is based on a competing proposal from an experienced developer in the City of Petersburg. that includes a higher purchase price, potentially higher property values and tax revenue to the City. On April 19, 2021 Mr. Erb submitted a revised proposal for the development of single family residential.

Property Information

The properties located in the Poplar Lawn Historic District and will require ARB review. The zoning for each parcel is R3, two family residential district. All properties meet the minimum size requirements for single family residential. One of the properties meet the minimum requirement for two family residential. The proposed use meets the current zoning requirements.

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 and tax revenue to the City

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: 20-R-68

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Ordinance05122021
2. Joel Erb
3. Ravenscroft-Village-043021

ORDINANCE

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

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

WHEREAS, the property is zoned R-3 and the total area is 61,494 square feet;

WHEREAS, per the City's Zoning Ordinance, the minimum dimensions for a single-family dwelling in a R-3 District are 50 feet wide and 5,000 square feet in area, and the minimum dimensions for a two-family dwelling in a R-3 District are 60 feet wide and 6,000 square feet in area; and

WHEREAS, the property located at 450 Harrison St, 452 Harrison Street, 602 Harrison Street, 427 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 438 Harrison Street, and 440 Harrison Street does meet the minimum dimensions for a single or two family dwelling; and

WHEREAS, Joel Erb propose use of the property is single family residential; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned lots to be maintained and an inclusion of the property on the City's list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to consideration of an ordinance authorizing the sale of City-owned property on May 18, 2021; and

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 Harrison Street, 429 Harrison Street, 431 Harrison Street, 432 Harrison Street, 437 Harrison Street, 438 Harrison St, 440 Harrison St, 450 Harrison Street, and 452 Harrison Street

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

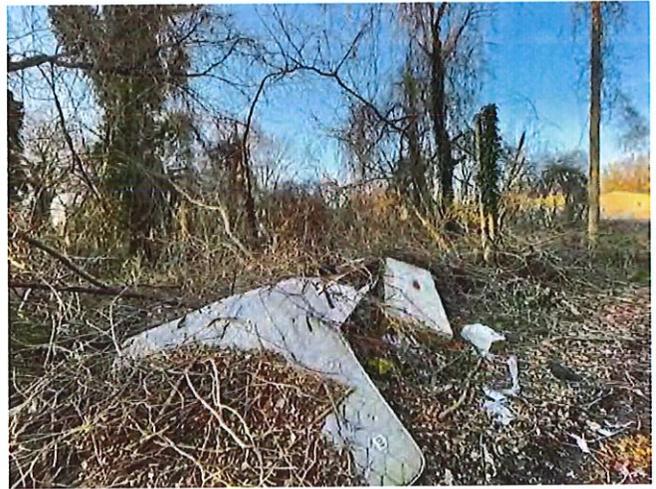
On the following pages you will find the following:

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

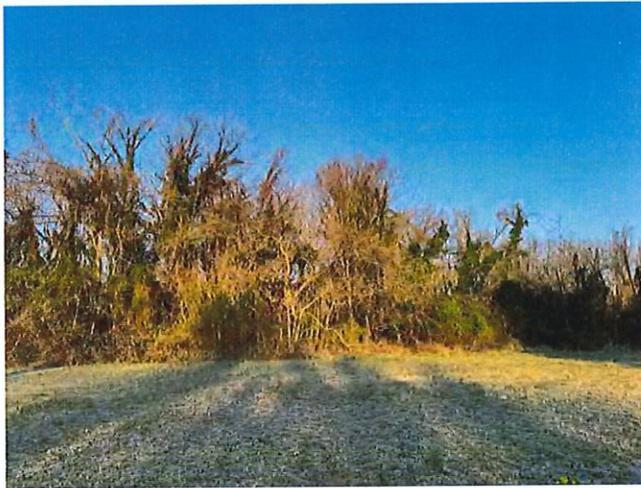
**427 Harrison Street
429 Harrison Street
431 Harrison Street
432 Harrison Street
437 Harrison Street
438 Harrison Street
440 Harrison Street
450 Harrison Street
452 Harrison Street**



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

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

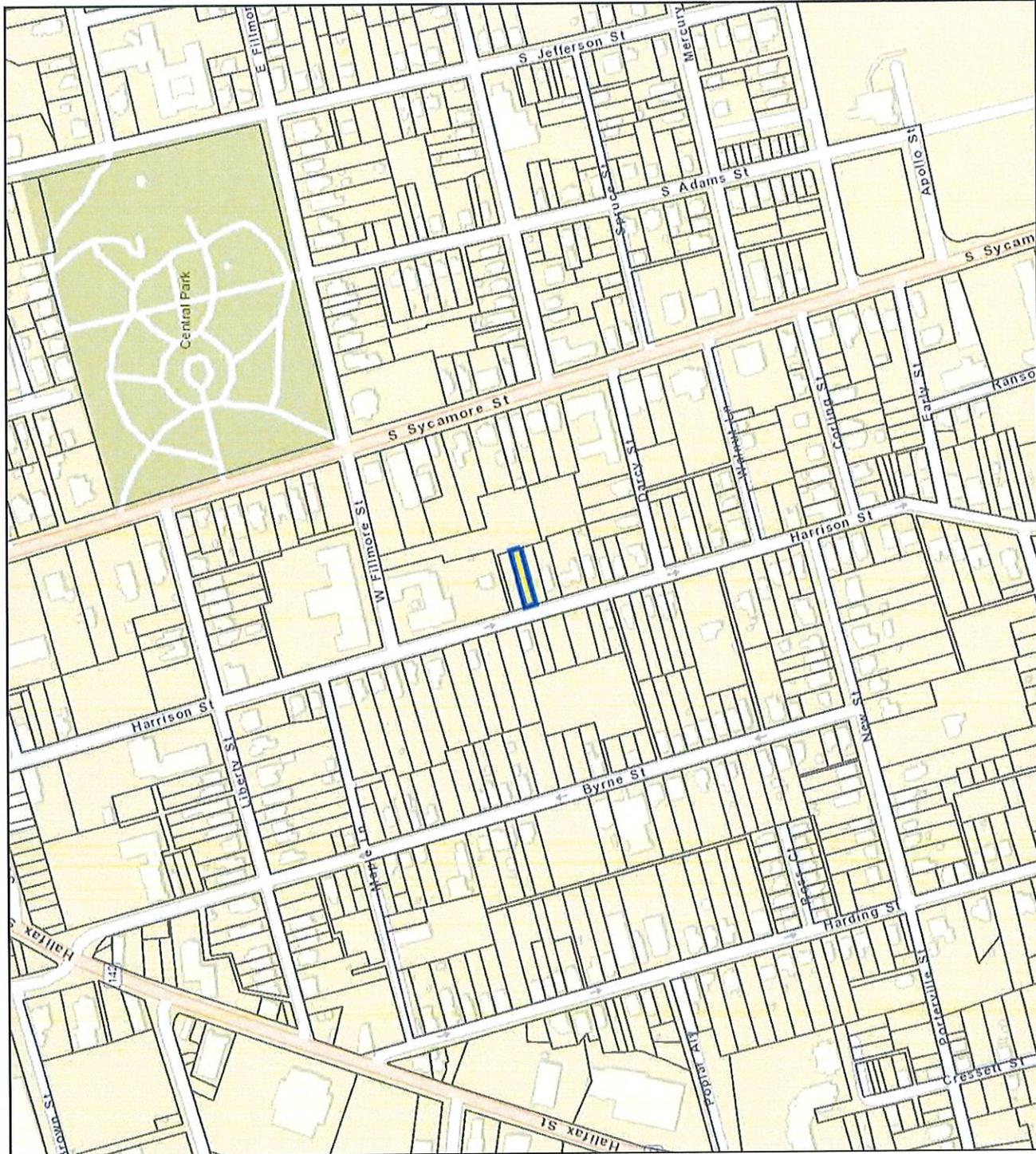
Property Tax (Coming Soon)

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Petersburg, Virginia

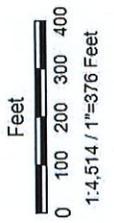
Legend

- County Boundaries
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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

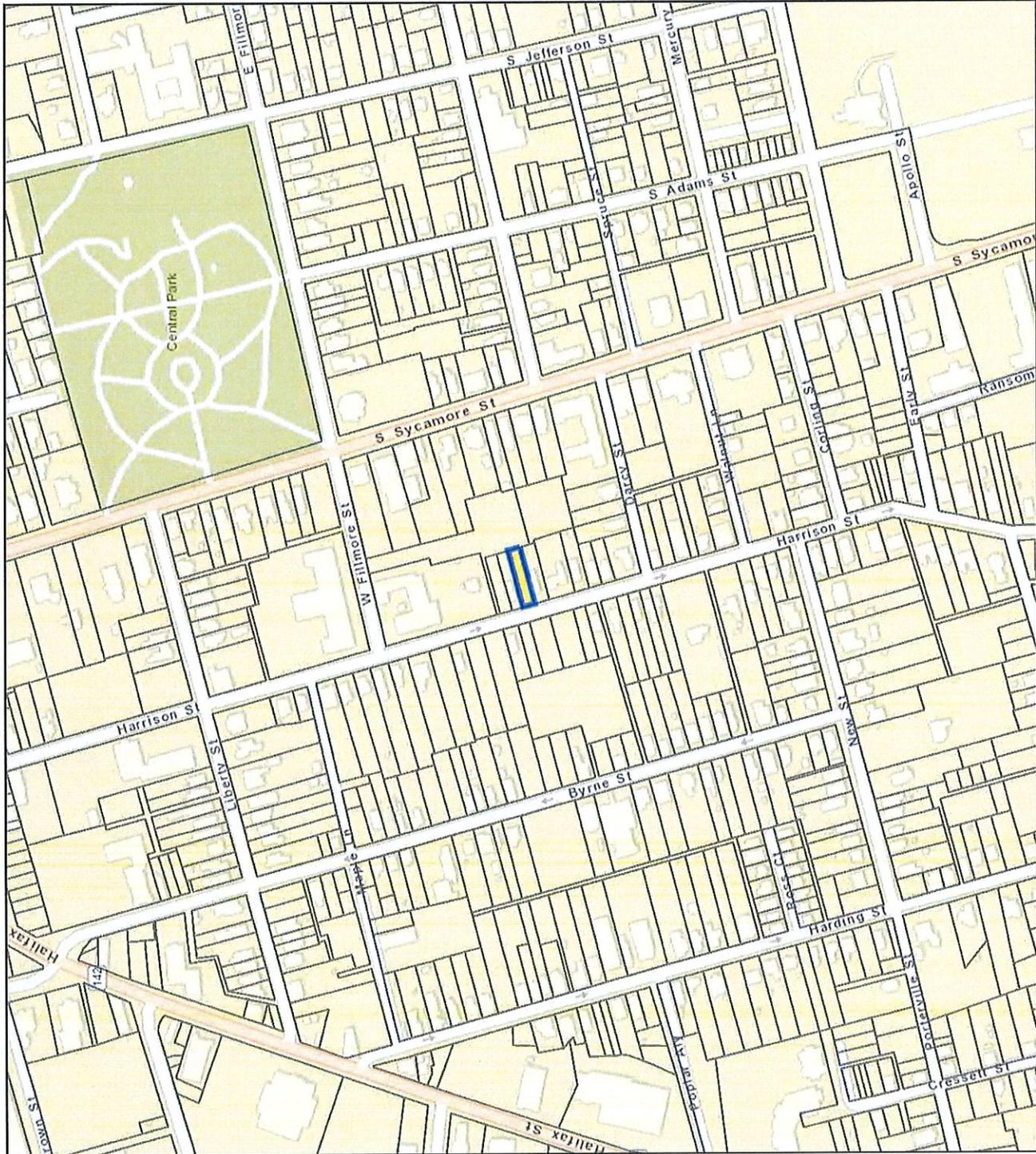
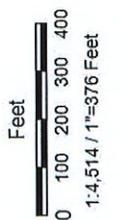
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

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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

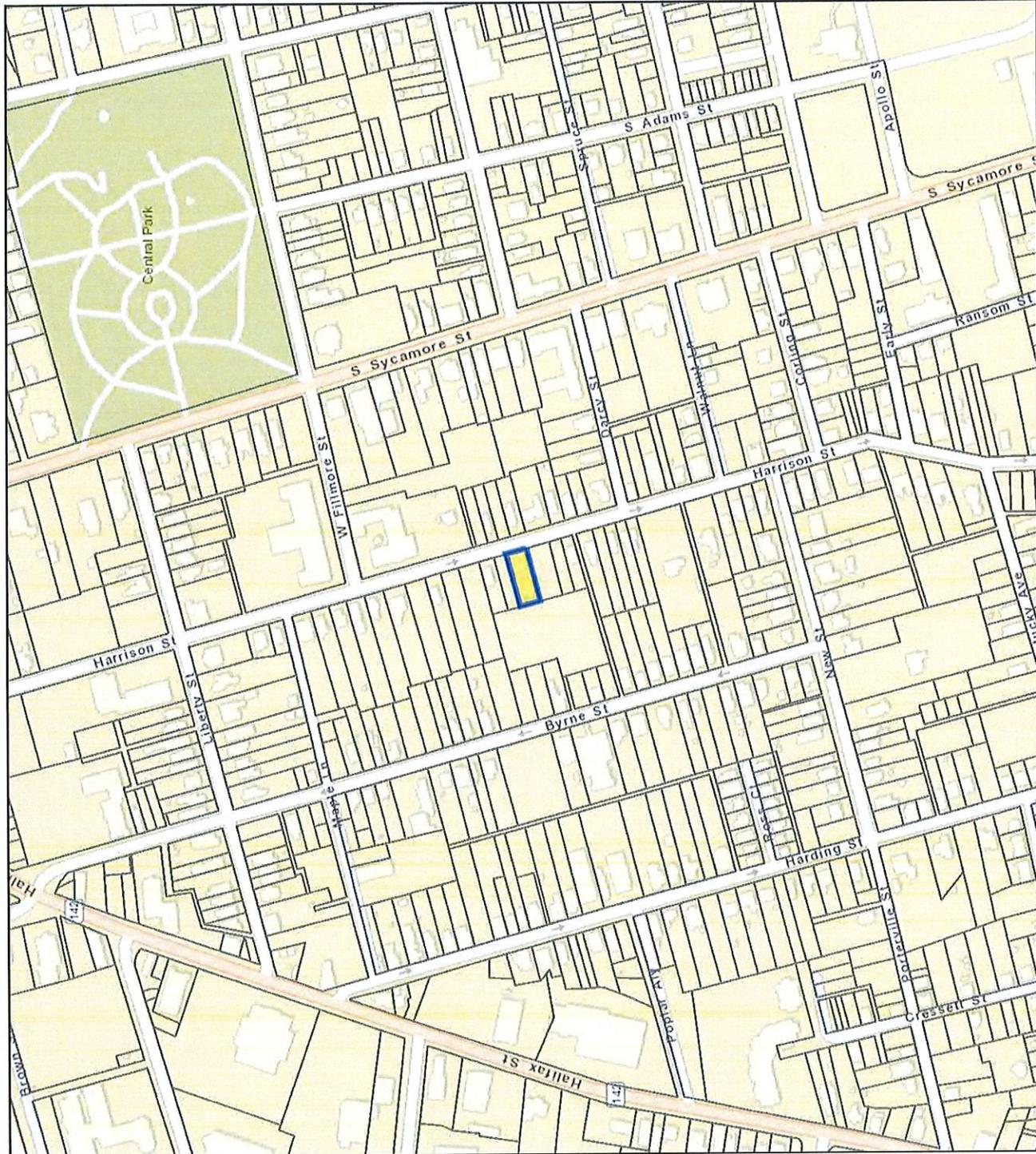
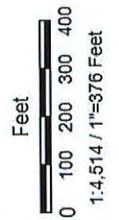
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

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- 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

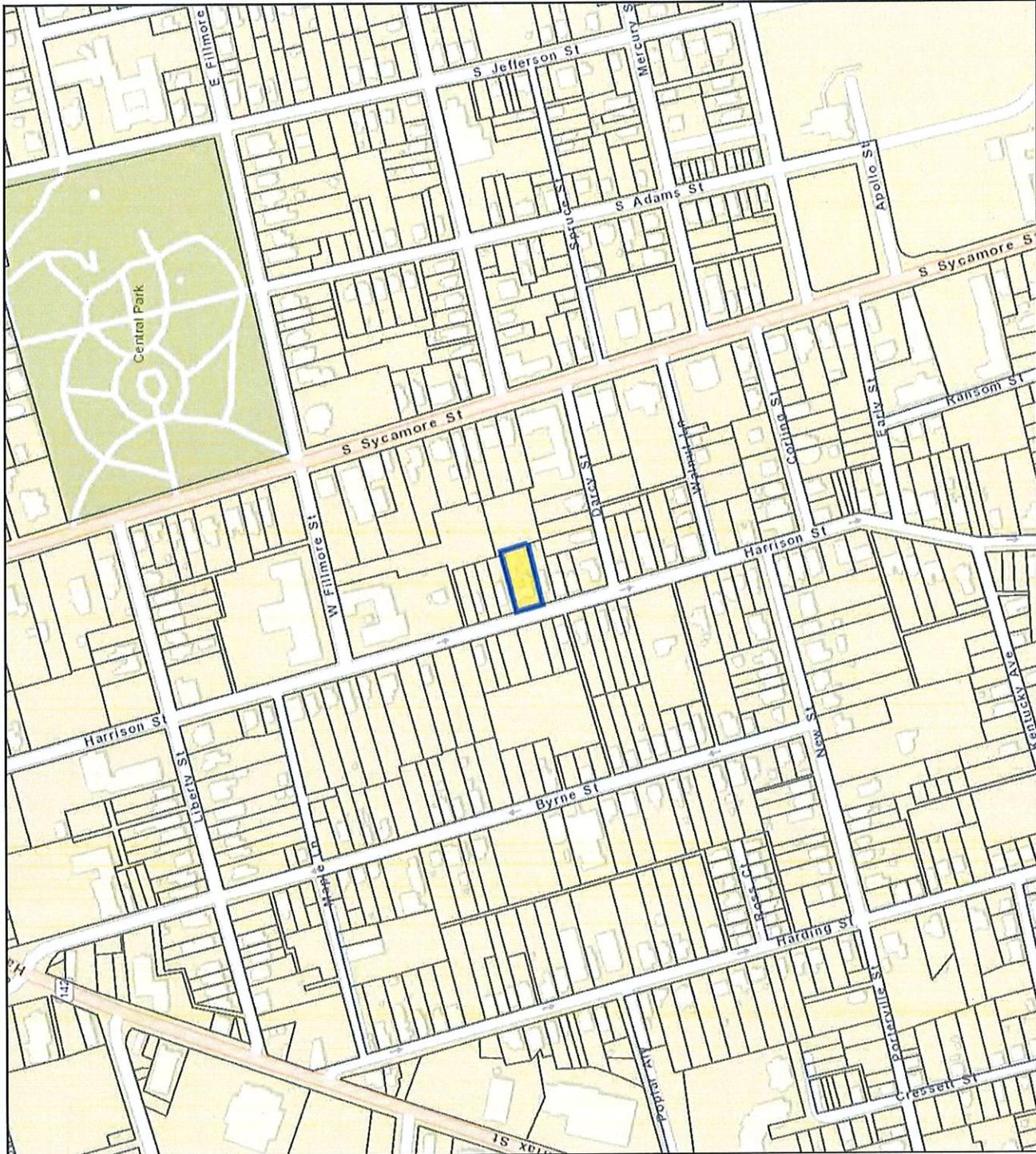
Property Tax (Coming Soon)

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Petersburg, Virginia

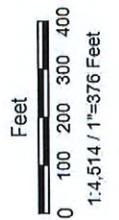
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Parcel #: 031060016

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

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

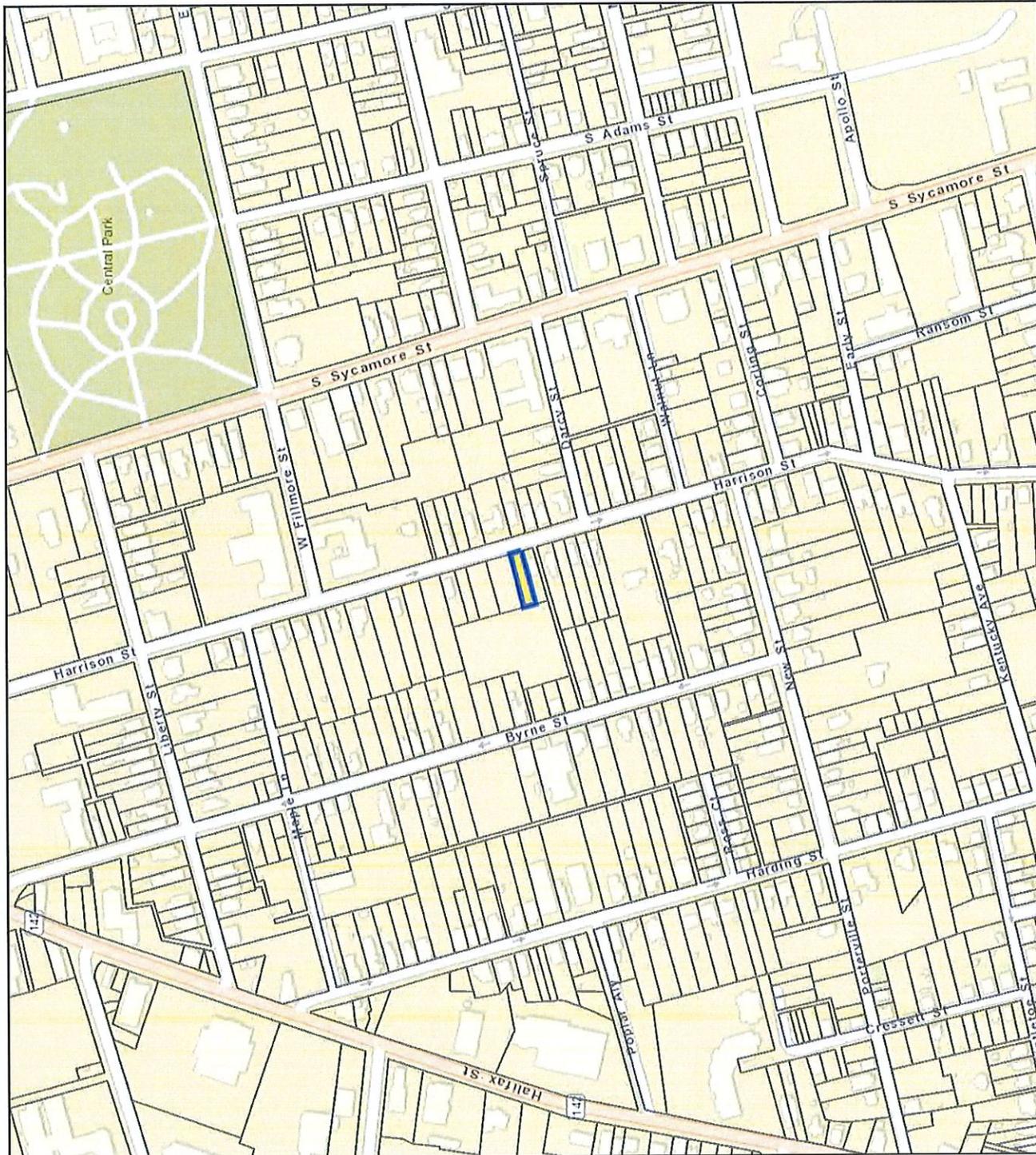
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

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- 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 Disrict:	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

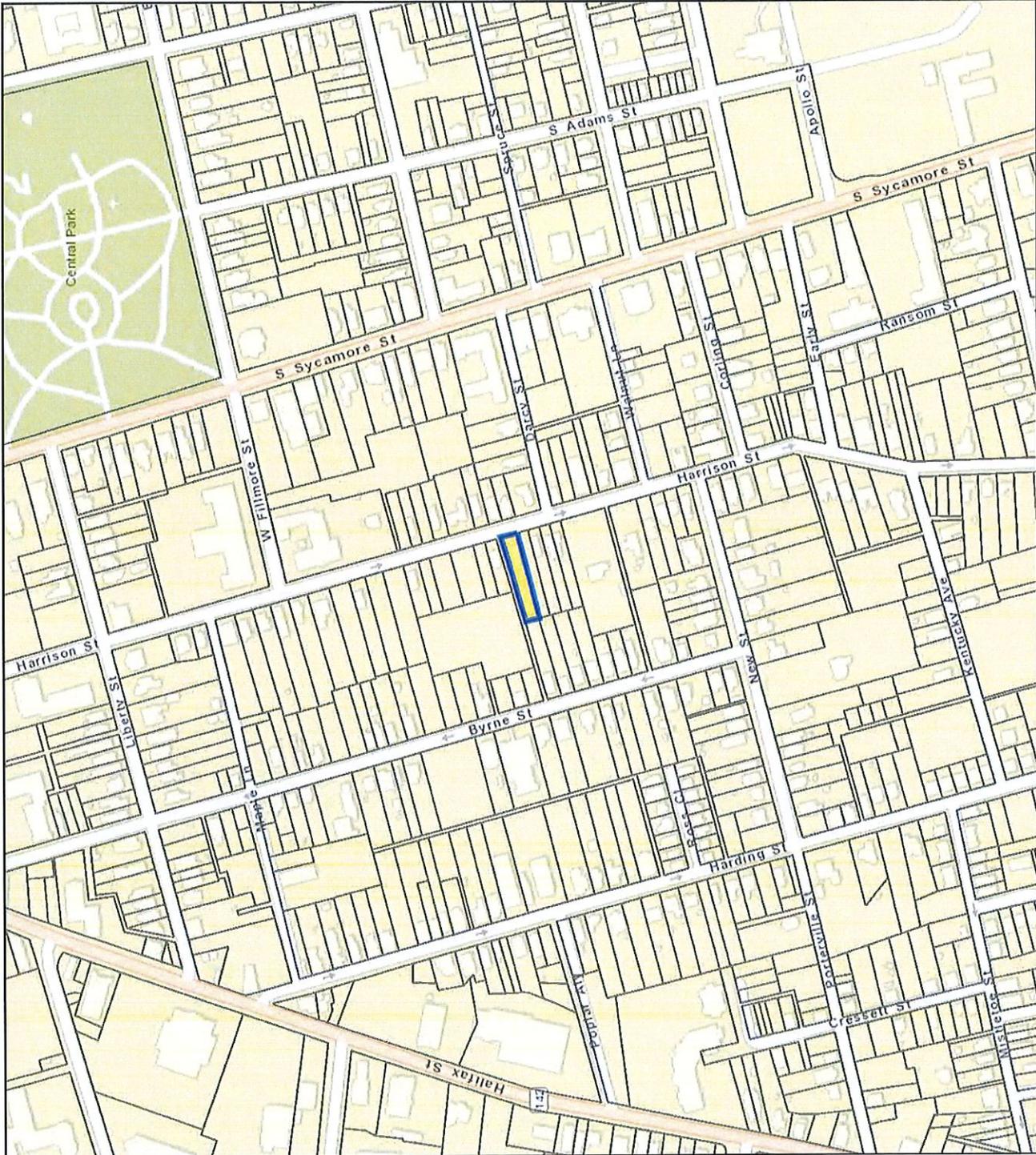
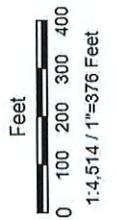
Property Tax (Coming Soon)

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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

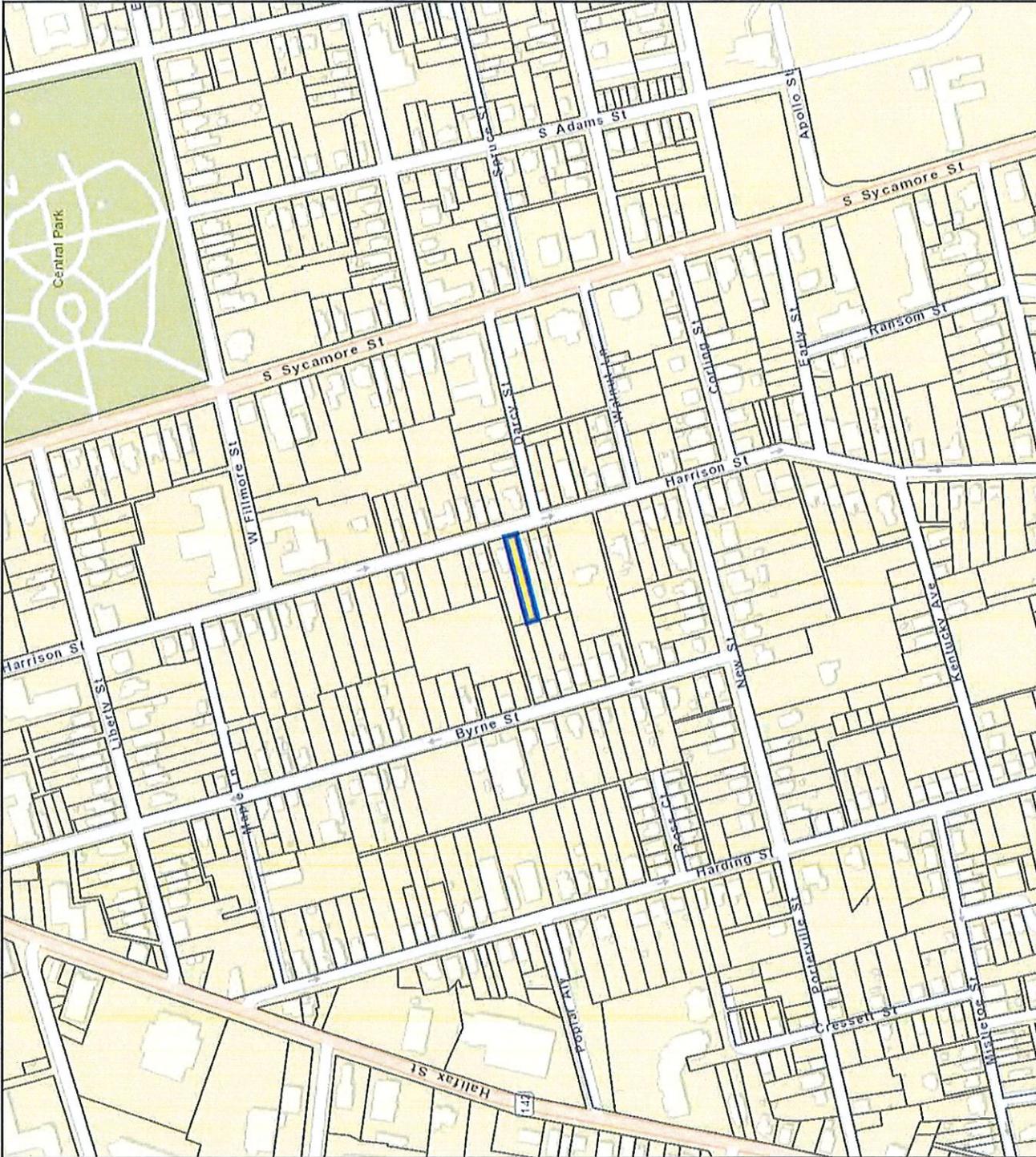
Property Tax (Coming Soon)

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

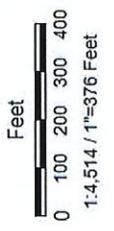
Legend

- County Boundaries
- Parcels



Parcel #: 031050011

Date: 3/15/2021



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.

REVISED PROPOSAL

Ravenscroft Village Proposal

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

**March 16, 2021
Revised April 19, 2021**

Business Plan

Executive Summary

This proposal is for the purchase of vacant lots 427, 429, 431, 432, 437, 438, 440, 450 and 452 Harrison Street. These lots are currently for sale by the City of Petersburg. They are either adjacent to or across the street from my residence located at 414 Harrison Street.

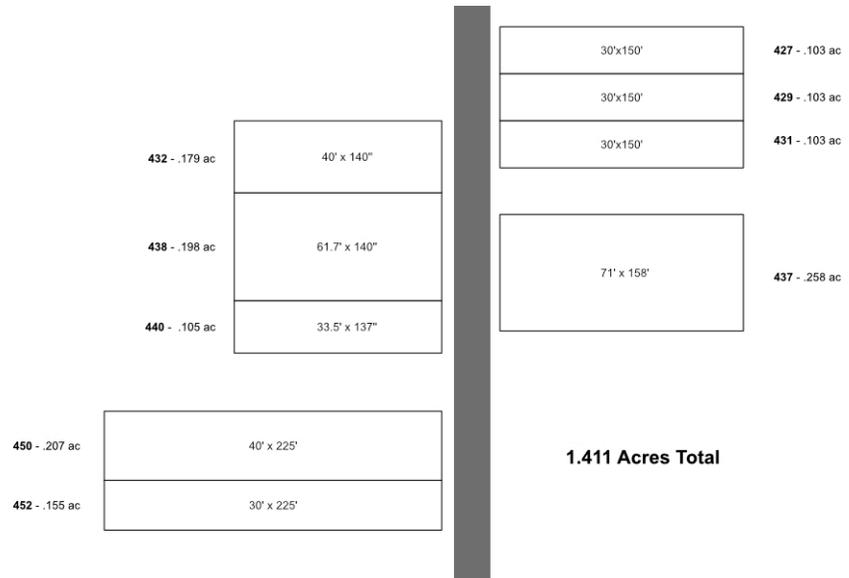
In an effort to preserve the community history and growth of Petersburg, we plan to develop 8 market-rate residences across the 9-lots. The exterior design of these residences will conform to the architectural guidelines applicable because the lots are located within the Poplar Lawn Historic district.

All improvements will be done for the purpose of cultivating community pride, preserving active wildlife and enhancing the enjoyment of those who make Harrison Street

home, both now and in the future. Harrison Street has links to Martin Luther King Jr., the oldest African American Baptist Church in America and 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 must be thoughtful and equally respectful of its history, community and residents.

As this proposal demonstrates, a skilled team has been assembled, with expertise in residential design and development and community revitalization. Team members either reside in Petersburg or have family ties back to this unique community. This is a personal project for those involved and not part of a “portfolio of development.”

It’s important to note that financing for this project is available and secured, with time not being wasted to begin the project. With that being said, new construction is at the highest cost in decades due to the 100-200% increase in building materials - lumber in particular. Our hope is that with time, prices will normalize and those savings will allow for modifications to designs that could include more square footage.

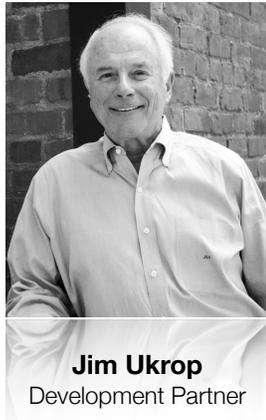


The Development & Design Team

We've assembled a team of seasoned entrepreneurs, property developers and community revitalization experts. This team has ties that go back over 20-years, working with the developer in various roles during his entrepreneurial journey and is prepared for the excitement of this particular project. We will be involved and lead every aspect of this project starting with the community outreach process to permitting through to ground breaking and the property completion.



Joel Erb
Developer



Jim Ukrop
Development Partner



Mark Spangler
Architect



Shane Burnette
Development Advisor

Joel Erb - Developer

While Joel's background has been heavily focused in the technology space, he is no stranger to community development and business management. Joel started INM United, a digital agency, at the age of 15, serving some of the largest companies in the United States. During his time running his firm, he developed over 6-office locations, often being the first in many areas as a "trailblazer" (Scott's Addition, Shockoe Bottom, Broad Street, etc.). In 2017, his firm was acquired by Padilla where he continues to lead their national digital team. He served on Richmond's Downtown Neighborhood Association for over 10-years, being part of the catalyst team that revitalized the Broad Street & Arts District area of downtown Richmond. He's been recognized as a Rising Technology star by the Greater Richmond Technology Council, Young Entrepreneur of the Year by the SBA and Virginia's Top 40 Under 40. In 2009, he was featured in *Upstarts!*, a book featuring young entrepreneurs by Donna Fenn, writer for Inc. Magazine. In 2006, he received a degree in Marketing & Business Administration from the University of Richmond.

James (Jim) Ukrop - Development Partner and Advisor

Formally the chairman of the board of First Market Bank and Ukrop's supermarkets. Jim has been a passionate community advocate, with family roots here in Petersburg. His desire to be part of this project is multi-purpose: (1) To contribute back to City where his wife, Bobbie, was born and raised; (2) He sees this project as one of many efforts that will continue to be pivotal to the growth of Petersburg and its community. A graduate of The College of William and Mary, he remains active on many of the school's boards, foundations, and associations, and served as secretary of the Board of Visitors. In addition to many business boards, Jim has served the community in leadership roles on the Virginia Performing Arts Foundation, the Local Initiatives Support Corporation, Virginia Hi-Speed Rail Development Council, Virginia21, Richmond

Renaissance, Citizens Coalition for a Greater Richmond, the Virginia Business Higher Education Council, Richmond Metropolitan Convention and Visitors Bureau and Richmond Metro Chamber of Commerce, in addition to many other area associations, non-profits and entrepreneurial organizations.

Mark Spangler - Architect

Mark Spangler is an architect that also holds a BFA in interior design. He formed Mark Spangler Design in 1993 and changed the name of my company to Mark Spangler Architecture in 2008. He has owned his firm since 1993, with the exception of a brief, one-year foray, into the world of becoming a partner at a large architectural firm. He quickly realized how much he missed the direct client interaction and lack of layers in decision-making. He's developed numerous homes and communities over his time, large and small. One of his largest projects was Dover Hall, in Goochland County. Over the last several years, he's worked on projects here in Petersburg and has been actively consulting on this project.

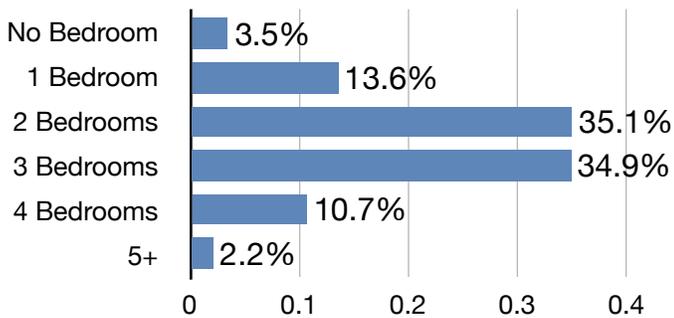
Shane Burnette - Development Advisor

Shane Burnette's business savvy, along with conservative attitudes about debt, have gotten the attention of The Wall Street Journal, which outlined his philosophies in a column that pairs business people with a professional offering financial advice. He learned the home-building business at 13, working at James River Exteriors, founded by his mother and stepfather. He grew to be vice president of that company, in addition to his position at Perkinson Homes, a local homebuilder. In addition, he served as President of the Richmond region of Schell Bros., a high-end builder, and past-President of the Home Builders Association of Richmond. He is an active developer within the Richmond tri-cities area with experience that is ideally suited to advise on this particular project.

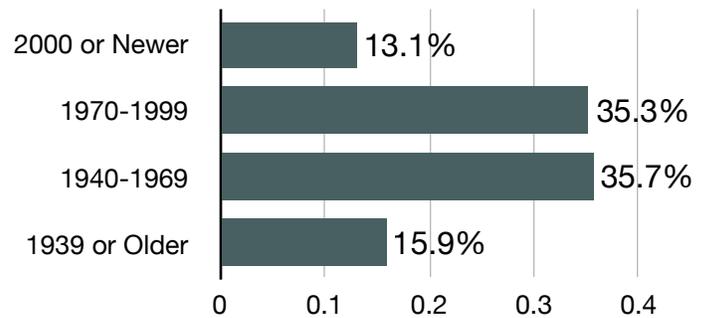
Market & Competitive Analysis

Petersburg, much like other communities within Virginia and across the country, is experiencing a unique real estate market with home sales exceeding previous expectations. With that in mind, in looking at the community mix and community need our intention is to design and develop homes that are both manageable in size for potential buyers (2-3 bedrooms and between 1,000-1,750 square feet) but also conform to the architectural standards of the Historic District.

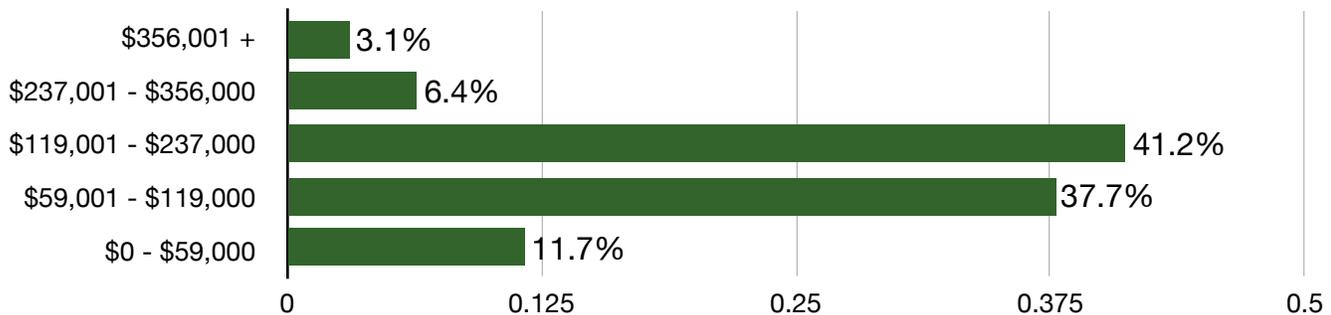
Home Size



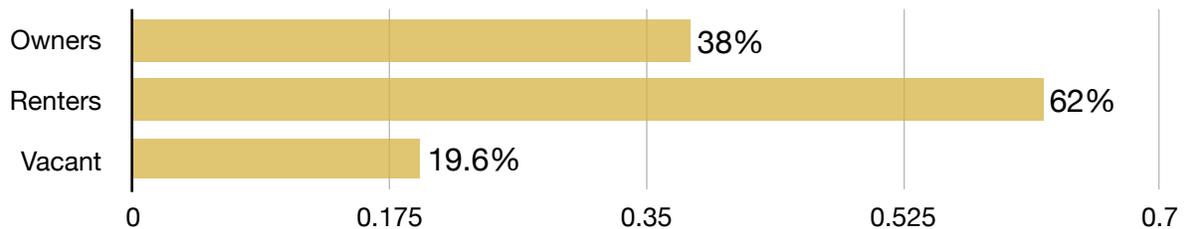
Age of Homes



Home Prices



Home Ownership Rate

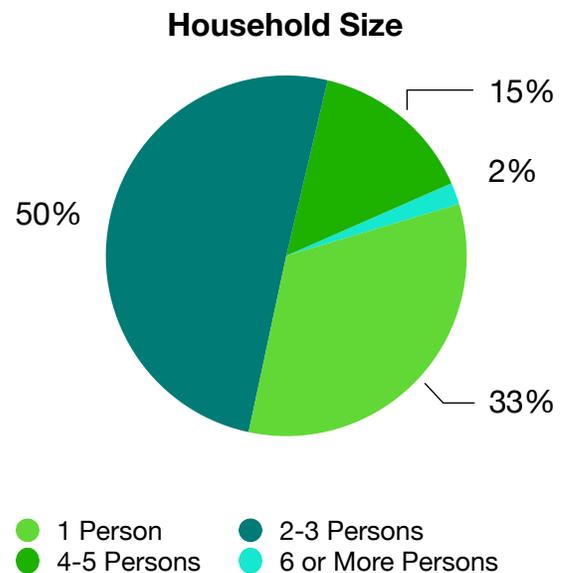
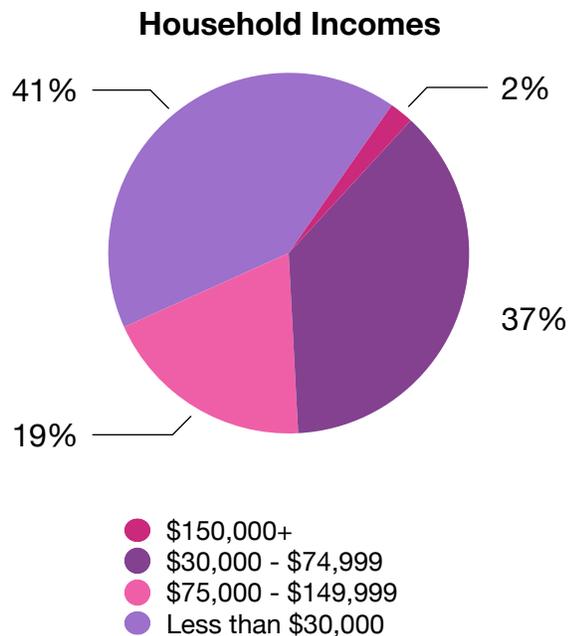


Given the proximity to Downtown, Poplar Lawn Park and the various restaurants and retail establishments, this area is primed for new construction and the development of a unique community. There are no current examples of this type of multi-home, smaller “cottage” style development within this area of the City, which speaks to the opportunity and potential this could have on the neighboring streets and residences.

With the continued positive growth in home values and median home sizes entering the market with lower square footage, the data supports our recommendations outlined within this proposal.

Market Snapshot

	Today	1 Month Ago	1 Year Ago
Active Inventory	65	60 (+8%)	167 (-61%)
Median List Price	\$165,000	\$149,950 (+10%)	\$135,000 (+22%)
Days on Market	35	36 (-2%)	82 (-57%)
Median Home Size	1,440	1,536 (-6%)	1,692 (-14%)
Median \$/Sqft	120	107 (+12%)	88 (+36%)



Marketing Plan

Given the marketing background of the founder, we would leverage both digital and traditional methods of marketing the homes and the supporting neighborhood.

Digital Elements:

- Website
- Social Marketing (Facebook / Instagram)
- Digital Paid Media (Google Adwords / Paid Social)
- Email Marketing

Traditional Elements:

- Printed Brochures
- Public Relations
- Community Engagement

Financials

Ravenscroft Development Pro Forma Budget

LAND COSTS	
Total Land Costs	<i>\$71,400</i>
CONSTRUCTION COSTS	
General	<i>\$17,575.65</i>
Site Work	<i>\$13,462.20</i>
Concrete	<i>\$80,274.62</i>
Masonry	<i>\$4,986.00</i>
Steel	<i>\$39,888.01</i>
Wood	<i>\$471,177.13</i>
Thermal and Moisture Protection	<i>\$59,832.02</i>
Doors and Windows	<i>\$172,017.05</i>
Finishes	<i>\$239,328.07</i>
Specialities	<i>\$14,958.00</i>
Equipment	<i>\$36,896.41</i>
Furnishings	<i>\$3,988.80</i>
Mechanical	<i>\$166,033.85</i>
Electrical	<i>\$77,582.18</i>
5% Contingency	<i>\$69,900.00</i>
Total Construction Costs	<i>\$1,467,900</i>
OTHER DEVELOPMENT COSTS	
Professional fees and charges	
Architectural	<i>\$9,600</i>
Legal	<i>\$4,000</i>
Survey	<i>\$4,000</i>
Development Permits	<i>\$4,000</i>

Marketing	\$5,200
Insurance / Liability	\$8,000
Appraisal/Market Study	\$4,000
Total Professional fees and charges	\$38,800
TOTAL DEVELOPMENT COST	\$1,578,100

During the due diligence period, final plans will be adjusted and the above pro forma will be updated in accordance to City Council approval guidelines, Architectural Review Board requirements and final design specifications.

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.

For the development of this project, funds have been secured by the developer and development partner that will allow it to be brought to completion. No additional financing is necessary to be secured based on the Development Pro Forma.

Should you require additional information to satisfy my financial wherewithal for this purchase, that can be provided.

Tentative Site Development Plans

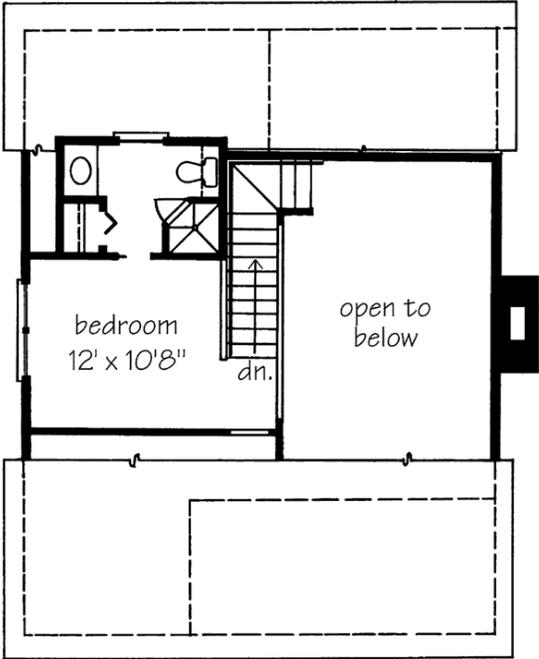
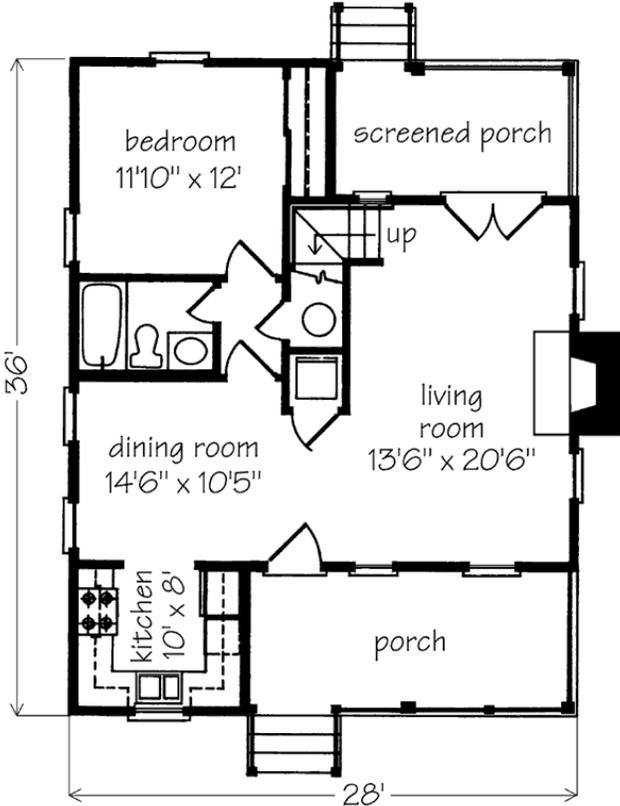
As previously stated, this development project would include the construction of 8-homes, ranging in size from 1,000 square feet to 1,500 square feet. All would be two stories, with 2-3 bedrooms and 2 baths and feature reasonable lots with front and/or back porches. All would be single family residences. The approach is for a smaller footprint that is more suited to the area based on the community need and existing footprint of previous and current structures.

Much of what we are proposing features a 18-20 foot wide gable form with a small front porch. We plan to pare down all the trim to very clean lines so as to not appear "blatantly historical" but be a nod to design within the area and adhere to the residential infill requirements from ARB.

The following designs of which would serve as a starting point for our architecture and development plan.

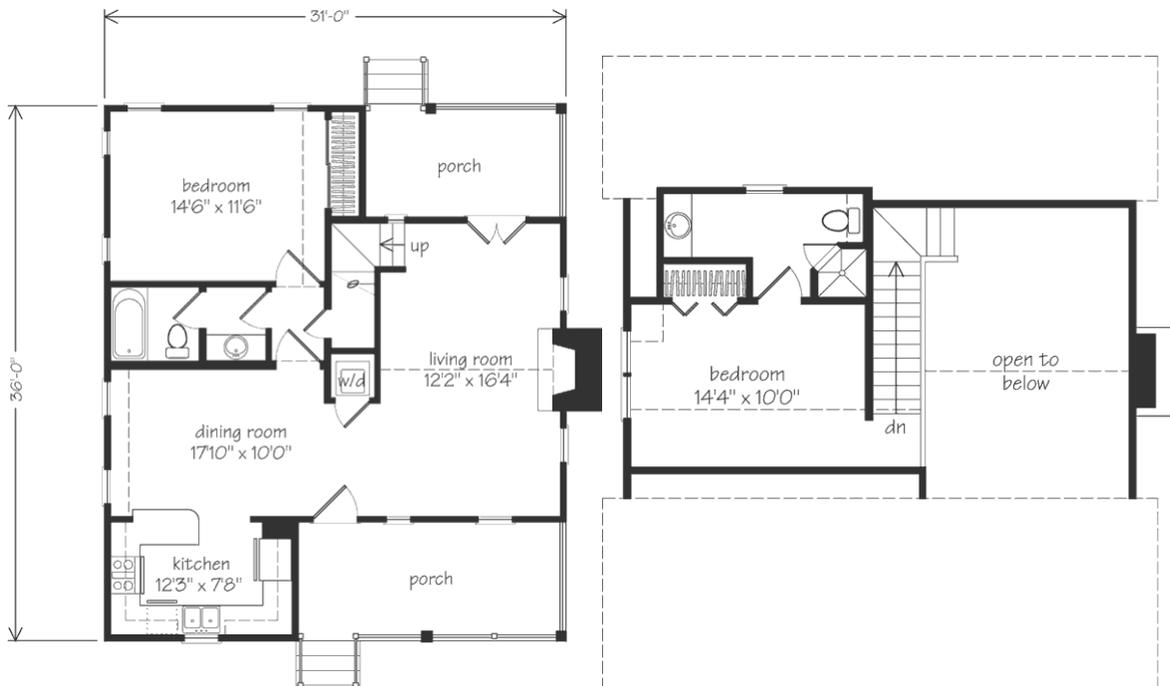
Home Design Inspiration #1:

973 Square Feet



Home Design Inspiration #2:

1,165 Square Feet



Phase 1 (2021):

Remove debris, dead trees, overgrowth and invasive species



Before



After

Phase 2 (2021-2022):

In-line with community input and needs, the approved Strategic Plan for the City of Petersburg and ARB Guidelines, our vision is as follows:

- Clear the lots of existing refuse and waste.
- Survey property for and develop final housing locations.
- Survey the existing trees and identify ones that need cleared of ivy or are no longer living and require removal.
- Implement foundation of initial homes (2-3 properties initially).

Phase 3 (2022):

- Bring initial homes to completion (2-3 properties)
- Begin foundations for remaining properties (3-7 properties)
- Initiate construction for remaining properties (3-7 properties)

Phase 4 (2022-2023)

- Complete the construction for remaining properties (3-7 properties)
- Initiate final site beautification within all completed properties (8-properties)

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 120-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. It is our full expectation to deliver the activities below sooner than 120-days. That being said, we wanted to have enough time to develop a thorough approach that is thoughtful and complete before final. During this period, the following activities will be completed:

- Final Development Plan
- Final Financial Pro Forma(s)
- Architectural Drawings
- Revised financial statement and proof for final development plan
- Review & Approval from ARB (Architectural Review Board)

Appendix

On the following pages you will find the following:

1. 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

Proposal to Purchase City-Owned Property



Purchaser			
Project Name	427 Harrison Street		
Property Address	427 Harrison Street, Petersburg, VA 23803		
Parcel Number	031060020	Acreage	0.103 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 maintance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison Street and throughout Petersburg.		
Offered Purchase Price	\$5,900	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	N/A	Permanent Jobs N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acqusition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$	- \$	- \$ -
Waivers & Other Costs to the City	\$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
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

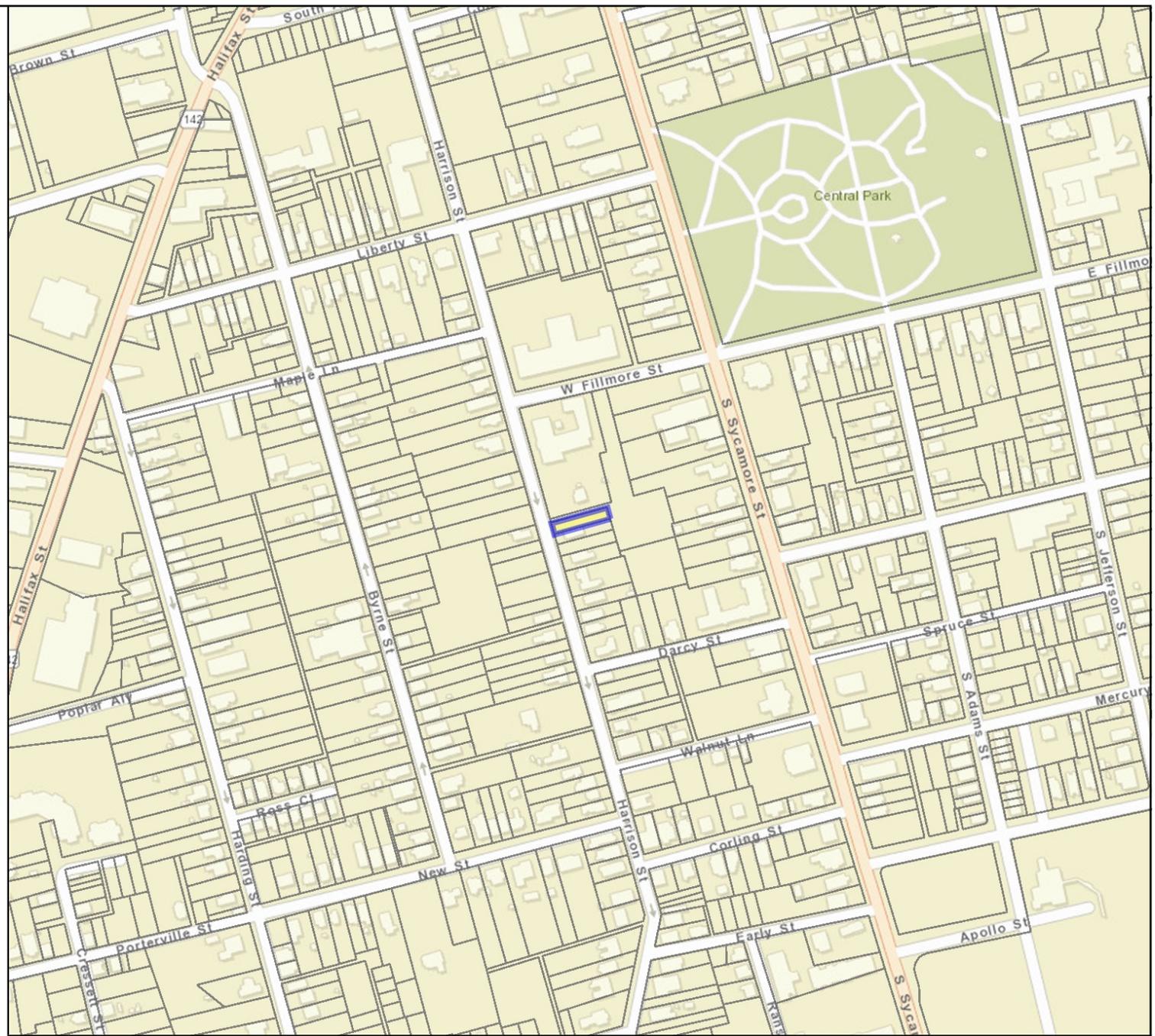
Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$5,900	\$5,900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

Property Tax (Coming Soon)

Petersburg, Virginia

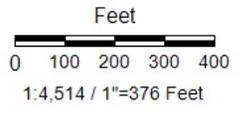
Legend

- County Boundaries
- Parcels



Parcel #: 031060020

Date: 3/15/2021



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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	429 Harrison Street		
Property Address	429 Harrison Street, Petersburg, VA 23803		
Parcel Number	031060019	Acreage	.103
		Bldg SF	N/A
Year Constructed			
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street	Phone	804-402-9305
	Petersburg, VA 23803		
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 maintance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison Street and throughout Petersburg.		
Offered Purchase Price	\$8,300	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	N/A	Permanent Jobs
		N/A	N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations			
Proposed Land Use			Yes No
Comp Plan Land Use			Conformance
Zoning			Conformance
Enterprise Zone			
Rehab/Abatement			
New Construction			
Historic District			
Assessed Value		Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$ - \$	- \$	- \$ -
Waivers & Other Costs to the City	\$ - \$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation			
Last Use Public			Comm. Review Date
Council Decision			Council Review Date
Disposition Ord #			Ord Date

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)

Proposal to Purchase City-Owned Property



Purchaser			
Project Name	431 Harrison Street		
Property Address	431 Harrison Street, Petersburg, VA 23803		
Parcel Number	031060018	Acreage	.103 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 Street and throughout Petersburg.		
Offered Purchase Price	\$5,900	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	N/A	Permanent Jobs N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$ - \$	- \$	- \$ -
Waivers & Other Costs to the City	\$ - \$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

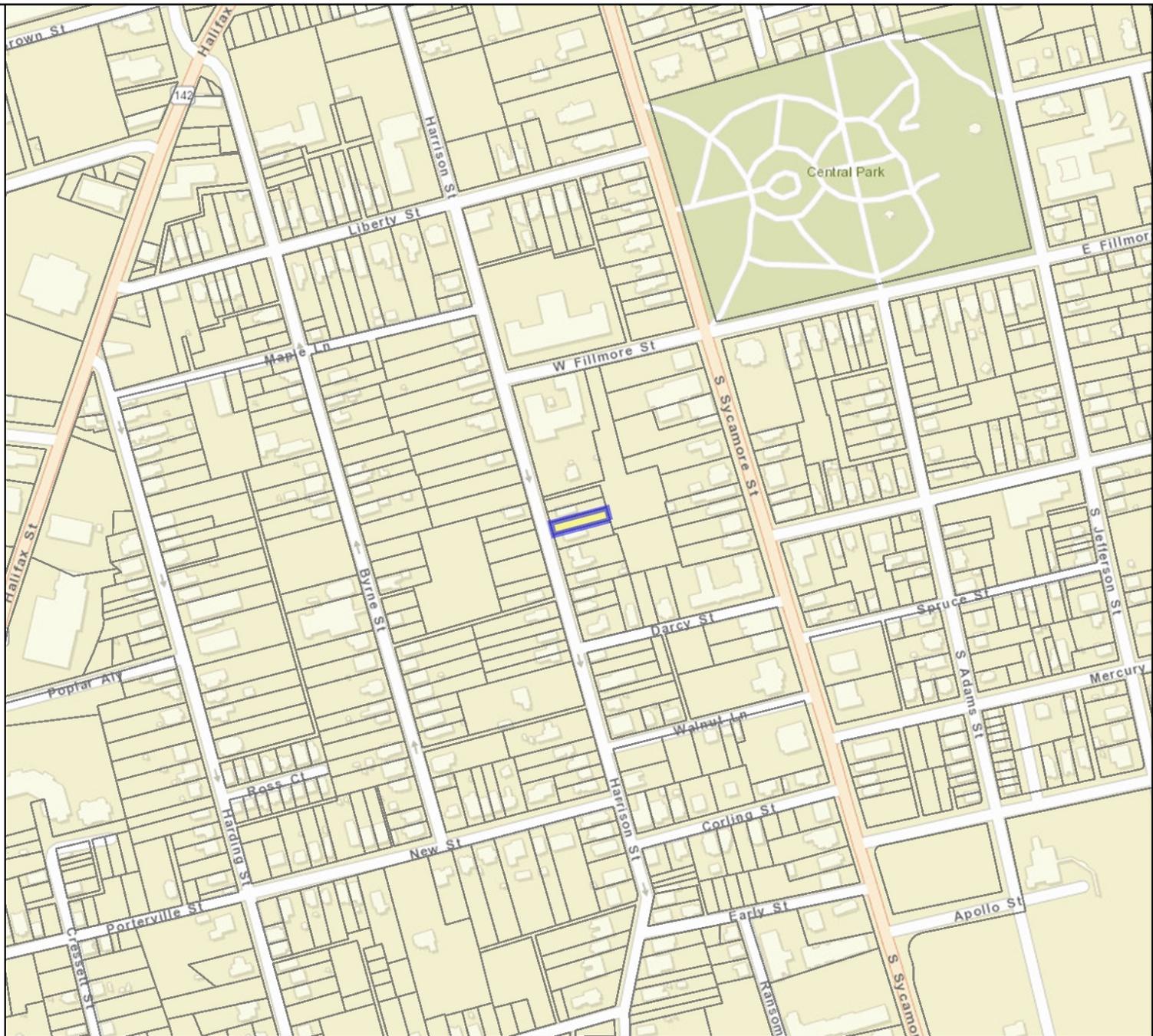
Property Tax (Coming Soon)

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Petersburg, Virginia

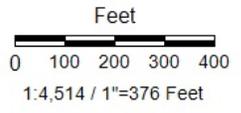
Legend

- County Boundaries
- Parcels



Parcel #: 031060018

Date: 3/15/2021



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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	432 Harrison Street		
Property Address	432 Harrison Street, Petersburg, VA 23803		
Parcel Number	031050006	Acreage	0.179 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 maintance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison Street and throughout Petersburg.		
Offered Purchase Price	\$9,500	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	N/A	Permanent Jobs N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$ - \$	- \$	- \$ -
Waivers & Other Costs to the City	\$ - \$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

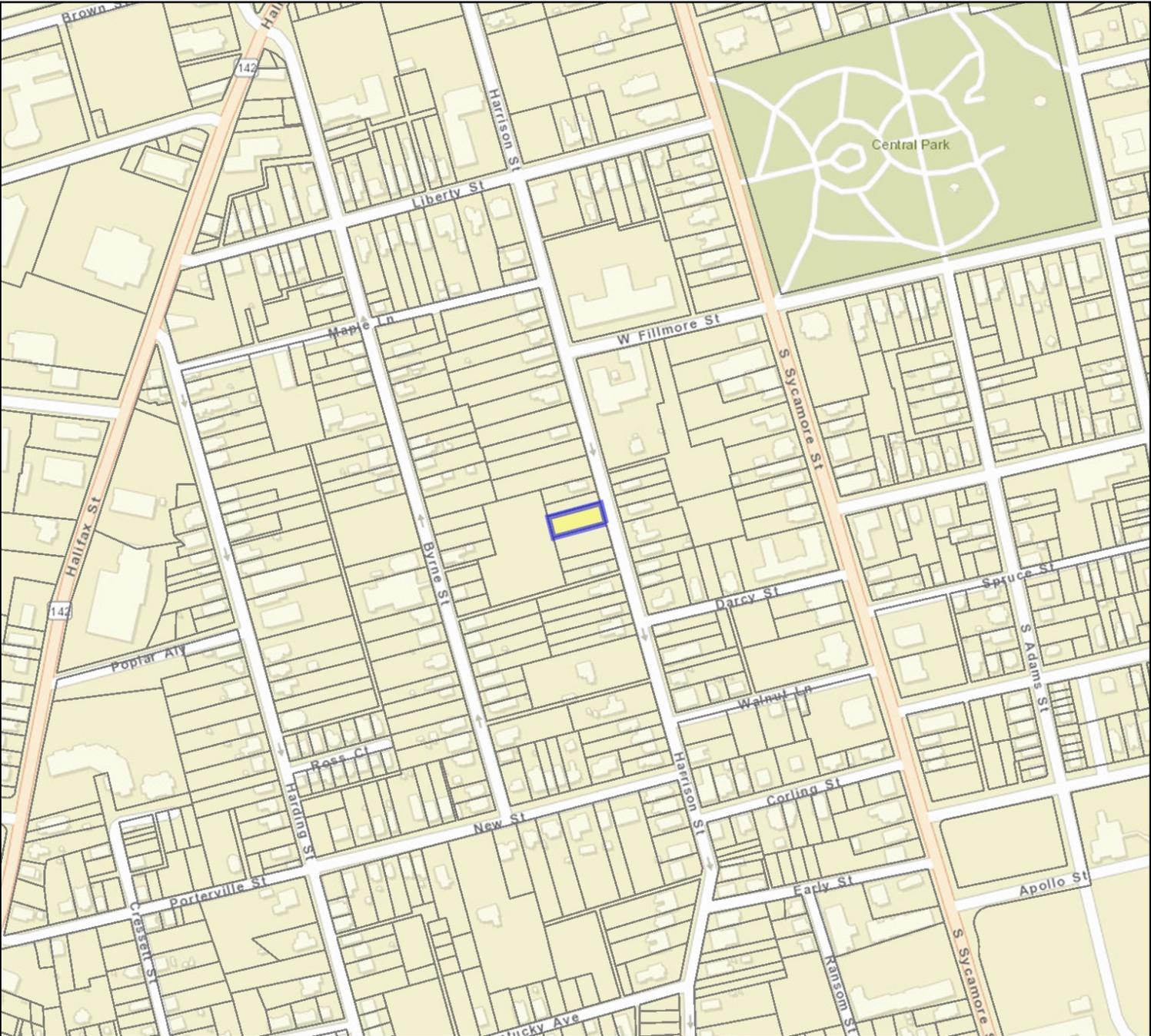
Property Tax (Coming Soon)

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Petersburg, Virginia

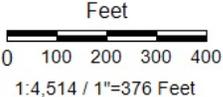
Legend

- County Boundaries
- Parcels



Parcel #: 031050006

Date: 3/4/2021



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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	437 Harrison Street		
Property Address	437 Harrison Street, Petersburg, VA 23803		
Parcel Number	031060016	Acreage	0.258 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 maintance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison Street and throughout Petersburg.		
Offered Purchase Price	\$13,800	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	N/A	Permanent Jobs N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$ -	\$ -	\$ -
Waivers & Other Costs to the City	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

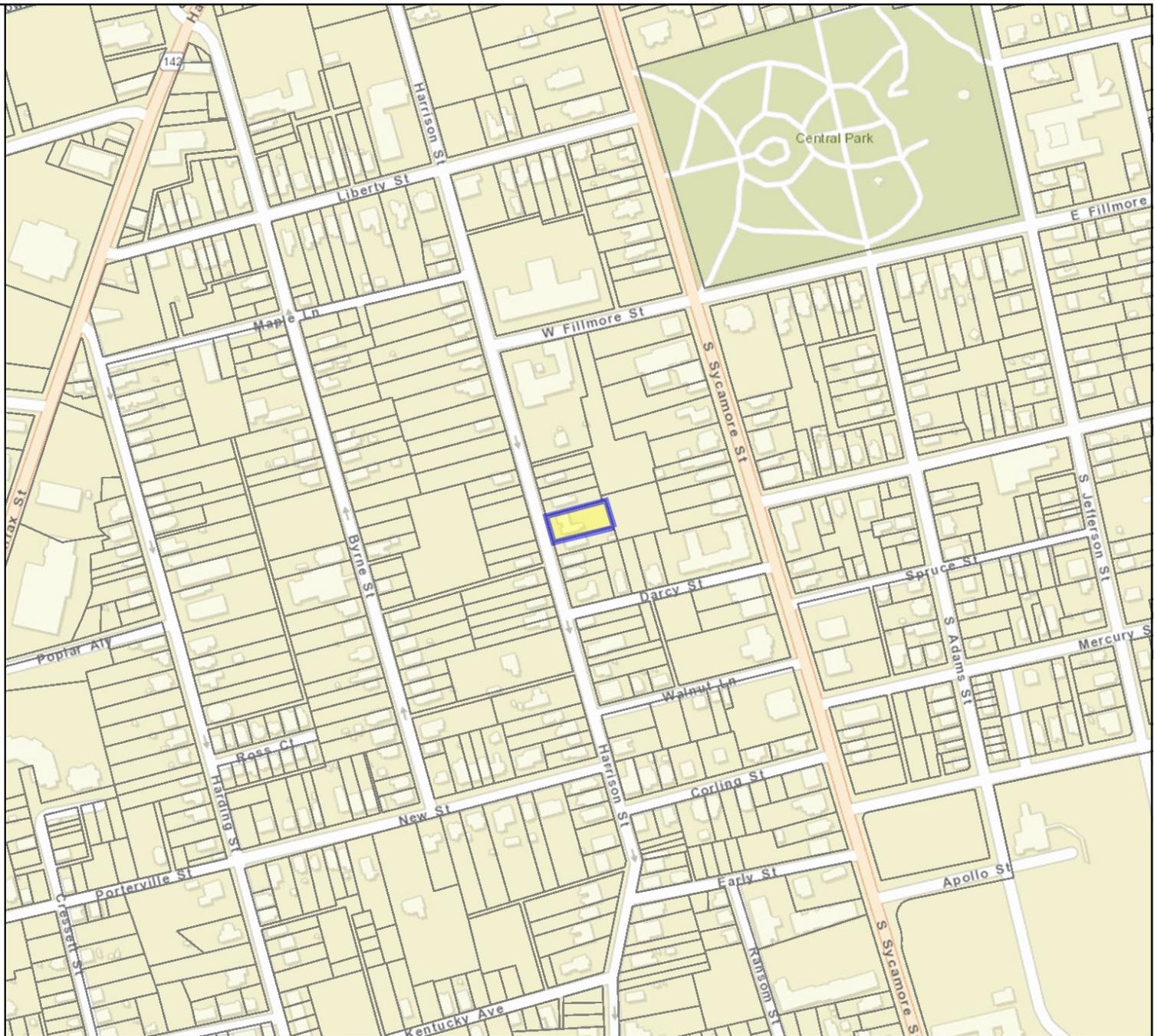
Property Tax (Coming Soon)

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Petersburg, Virginia

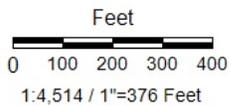
Legend

- County Boundaries
- Parcels



Parcel #: 031060016

Date: 3/28/2021



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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	438 Harrison Street		
Property Address	438 Harrison Street, Petersburg, VA 23803		
Parcel Number	031050007	Acreage	0.198 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 maintance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison Street and throughout Petersburg.		
Offered Purchase Price	\$8,300	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	Permanent Jobs	N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	\$ -	\$ - \$ -
Personal Property Tax	\$ - \$	\$ -	\$ - \$ -
Machinery and Tools Tax	\$ - \$	\$ -	\$ - \$ -
Sales and Use Tax	\$ - \$	\$ -	\$ - \$ -
Business License Fee	\$ - \$	\$ -	\$ - \$ -
Lodging Tax	\$ - \$	\$ -	\$ - \$ -
Meals Tax	\$ - \$	\$ -	\$ - \$ -
Other Taxes or Fees	\$ - \$	\$ -	\$ - \$ -
Total	\$ - \$	\$ -	\$ - \$ -
Total Tax Revenue	\$	\$	\$ - \$ -
Waivers & Other Costs to the City	\$	\$	\$ - \$ -
City ROI (Revenue - Cost)	\$ - \$	\$ -	\$ - \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

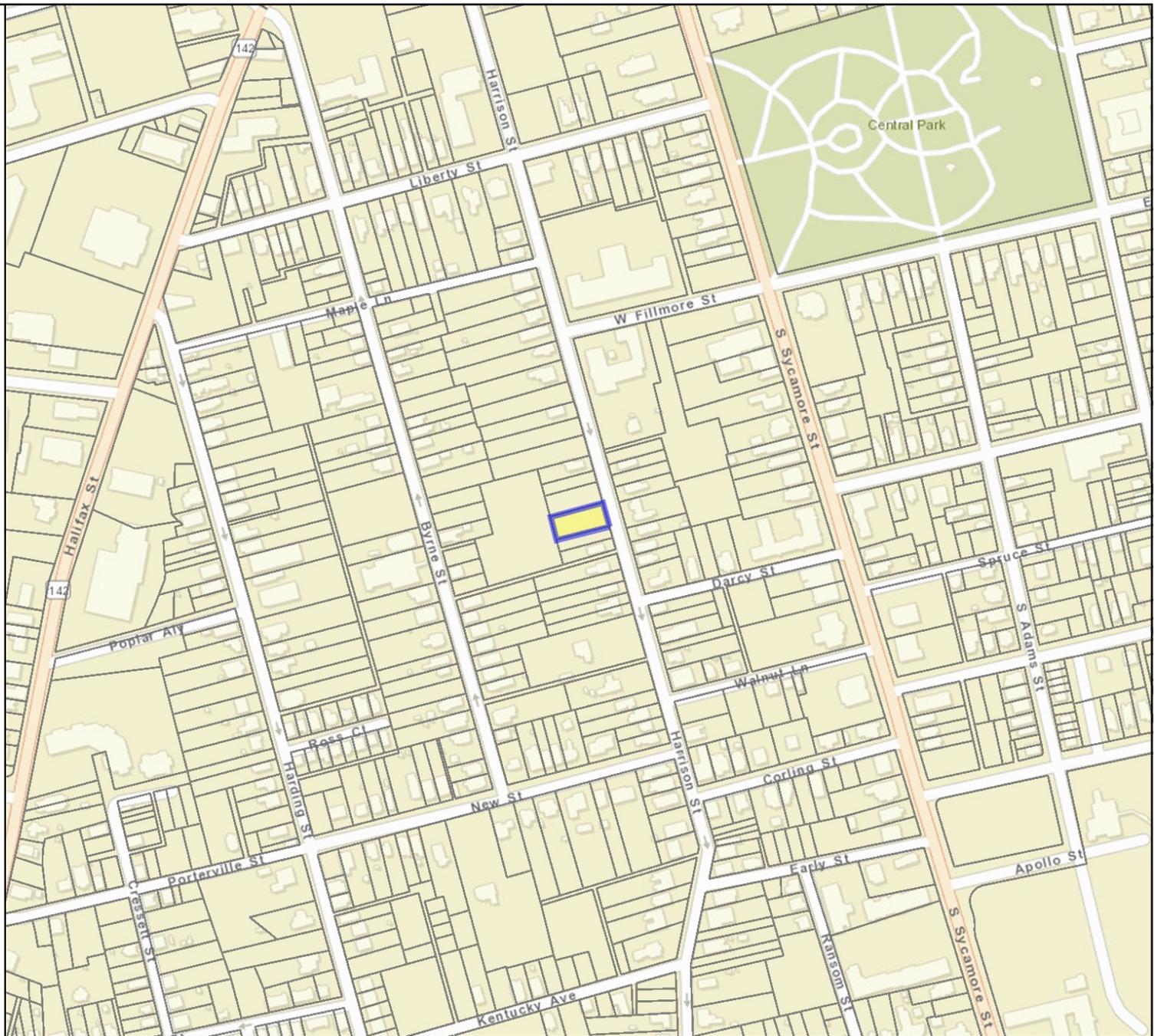
Property Tax (Coming Soon)

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Petersburg, Virginia

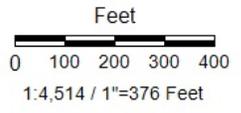
Legend

- County Boundaries
- Parcels



Parcel #: 031050007

Date: 3/4/2021



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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	440 Harrison Street		
Property Address	440 Harrison Street, Petersburg, VA 23803		
Parcel Number	031050008	Acreage	0.105 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 maintance including wildlife beautification (plantings) to neglected lots while preserving the integrity, history and architecture that is present on Harrison Street and throughout Petersburg.		
Offered Purchase Price	\$5,300	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	Permanent Jobs	N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$ - \$	- \$	- \$ -
Waivers & Other Costs to the City	\$ - \$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

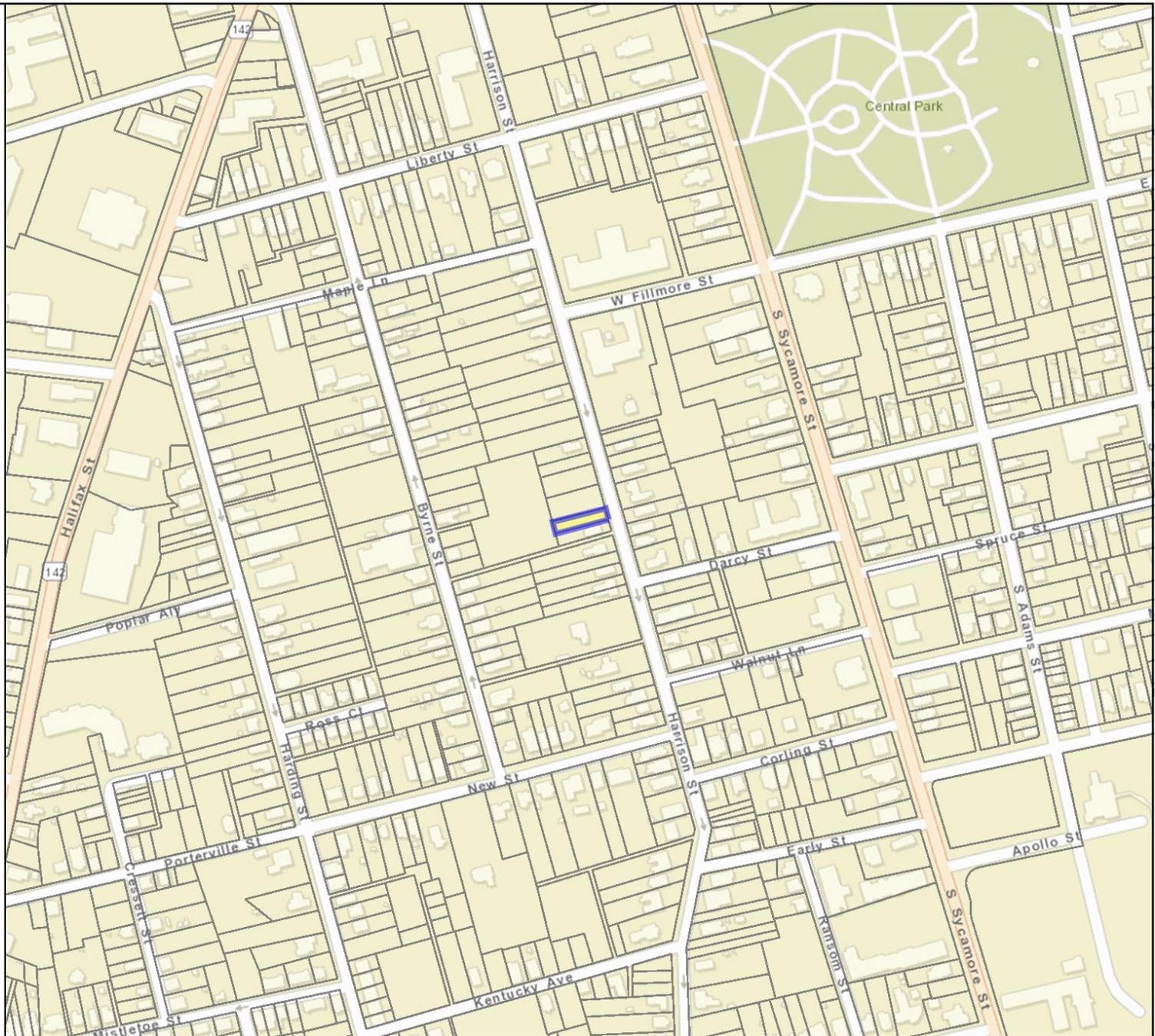
Property Tax (Coming Soon)

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Petersburg, Virginia

Legend

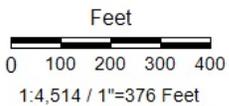
- County Boundaries
- Parcels



Parcel #: 031050008

Date: 3/4/2021

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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	450 Harrison Street		
Property Address	450 Harrison Street, Petersburg, VA 23803		
Parcel Number	031050010	Acreage	0.207 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 Street and throughout Petersburg.		
Offered Purchase Price	\$8,100	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	Permanent Jobs	N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
Sales and Use Tax	\$ - \$	- \$	- \$ -
Business License Fee	\$ - \$	- \$	- \$ -
Lodging Tax	\$ - \$	- \$	- \$ -
Meals Tax	\$ - \$	- \$	- \$ -
Other Taxes or Fees	\$ - \$	- \$	- \$ -
Total	\$ - \$	- \$	- \$ -
Total Tax Revenue	\$ - \$	- \$	- \$ -
Waivers & Other Costs to the City	\$ - \$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

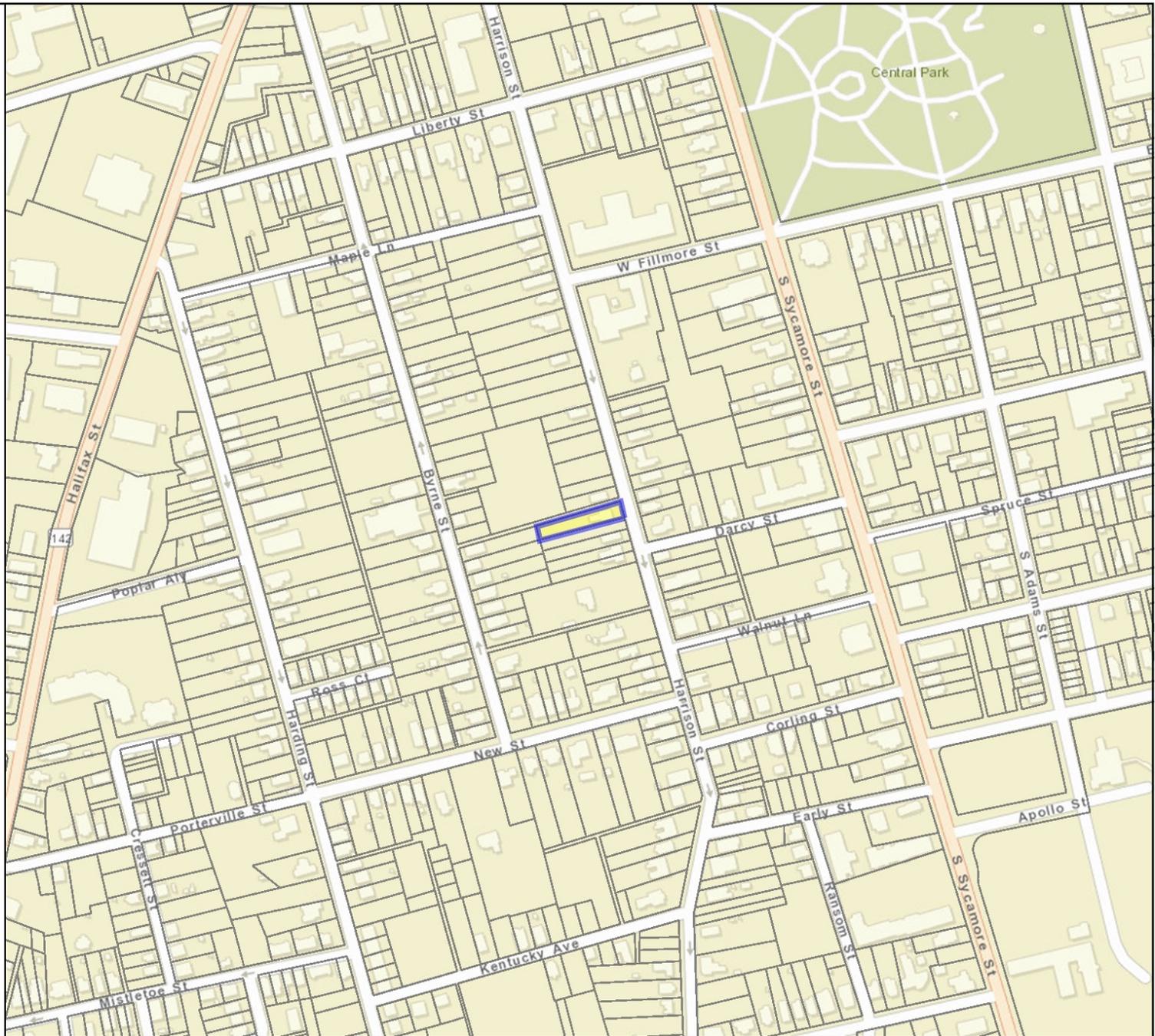
Property Tax (Coming Soon)

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Petersburg, Virginia

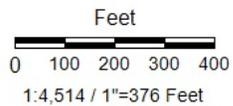
Legend

- County Boundaries
- Parcels



Parcel #: 031050010

Date: 3/15/2021



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Proposal to Purchase City-Owned Property



Purchaser			
Project Name	452 Harrison Street		
Property Address	452 Harrison Street, Petersburg, VA 23803		
Parcel Number	031050011	Acreage	0.155 Bldg SF N/A
Year Constructed	N/A		
Project Developer	Joel Erb		
Contact Name	Joel Erb		
Address	414 Harrison Street, Petersburg, VA 23803	Phone	804-402-9305
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 Street and throughout Petersburg.		
Offered Purchase Price	\$6,300	Construction Costs	\$ See Proposal -
		Total Investment	See Proposal
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 (days)	120		
Construction Start Date	7/1/21 (Planning / Cleanup)	Completion Date	12/31/23
Number of Projected Jobs	Temp/Const. Jobs	N/A	Permanent Jobs N/A
Average Wage	N/A		N/A
Contingencies	City Council approval of the combined acquisition of 427, 429, 431, 432, 438, 440, 450, 452 Harrison Street.		
City Assessment			
Outstanding Obligations	_____		
Proposed Land Use	_____	Yes	No
Comp Plan Land Use	_____	Conformance	
Zoning	_____	Conformance	
Enterprise Zone	_____		
Rehab/Abatement	_____		
New Construction	_____		
Historic District	_____		
Assessed Value	_____	Appraised Value	\$ - Date
City Revenue from Sale	\$ -		
Projected Tax Revenue	Abatement	Year 1	Year 5 Year 20
Real Estate Tax	\$ - \$	- \$	- \$ -
Personal Property Tax	\$ - \$	- \$	- \$ -
Machinery and Tools Tax	\$ - \$	- \$	- \$ -
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Total	\$ - \$	- \$	- \$ -
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Waivers & Other Costs to the City	\$ - \$	- \$	- \$ -
City ROI (Revenue - Cost)	\$ - \$	- \$	- \$ -
Staff Recommendation	_____		
Last Use Public	_____	Comm. Review Date	_____
Council Decision	_____	Council Review Date	_____
Disposition Ord #	_____	Ord Date	_____

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

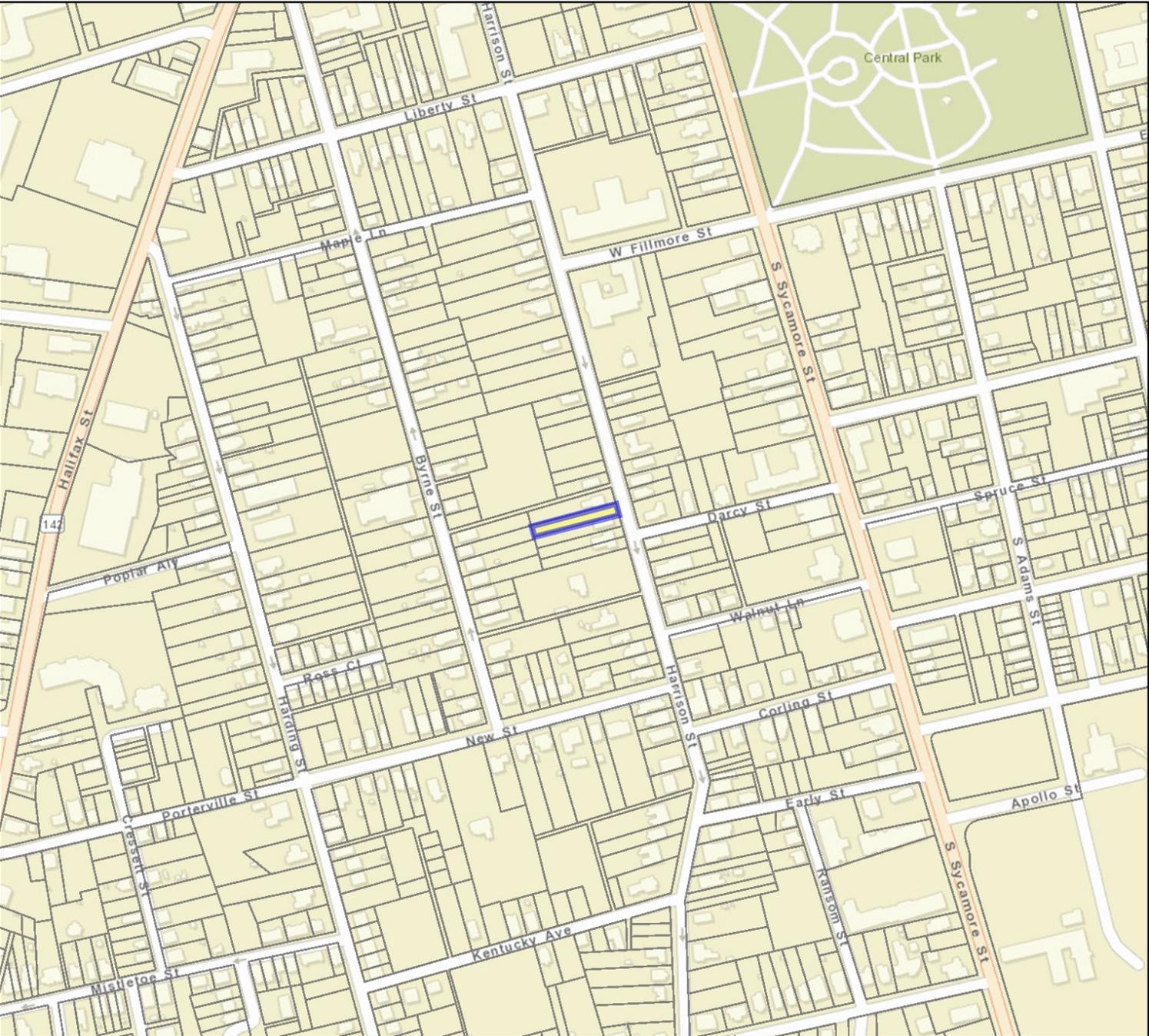
Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$6,300	\$6,300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

Property Tax (Coming Soon)

Petersburg, Virginia

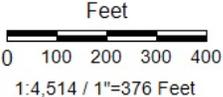
Legend

- County Boundaries
- Parcels



Parcel #: 031050011

Date: 3/15/2021



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City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing and consideration of a Special Use Permit petition for a nightclub at 1706 and 1714 E Washington Street.**

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

REASON: To hold a Public Hearing and consideration of a Petition for a Special Use Permit in accordance with legal requirements.

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. The Planning Commission recommends denial of the Petition.

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
2. 0518_2021OrdinanceSUP1706_1714Nightclub

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

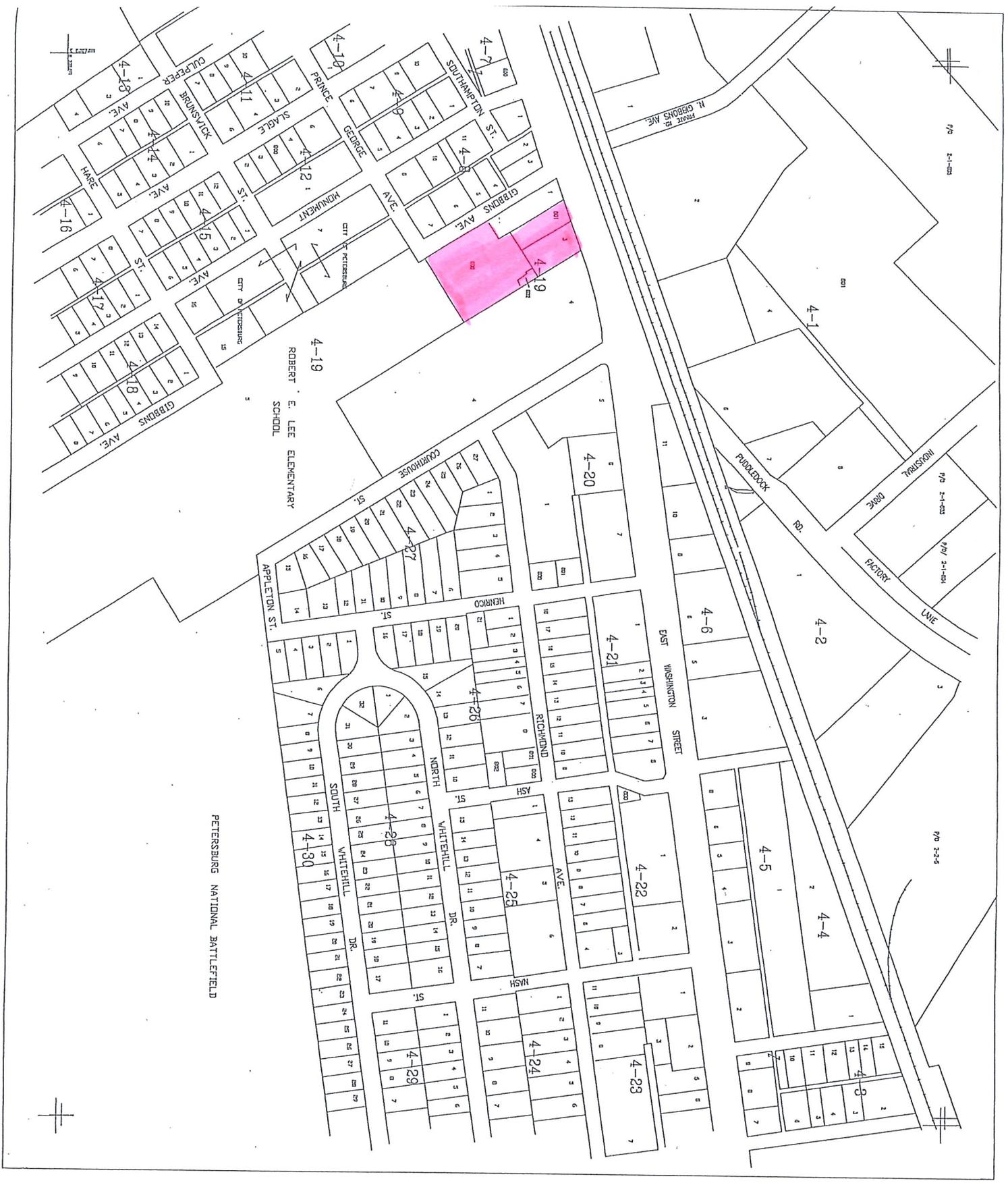
Valuation as of	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	January 1, 2020
Effective for Billing:	July 1, 2016	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Reason	Land Book				
Land Value	\$69,500	\$69,500	\$69,500	\$69,500	\$69,500
Improvement Value	\$100,200	\$100,200	\$100,200	\$100,200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

Property Tax (Coming Soon)

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SCALE: 1" = 100'

MAP 4



3/12/2021

1714 E Washington St - Google Maps

Google Maps 1714 E Washington St

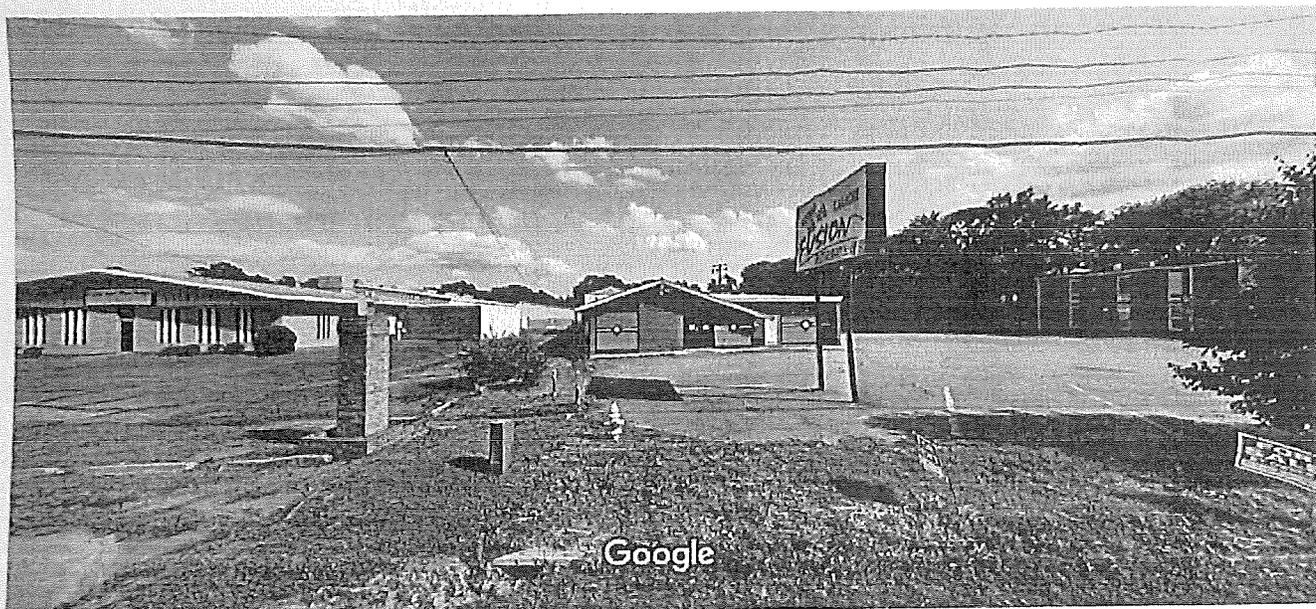
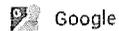


Image capture: Jun 2019 © 2021 Google

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

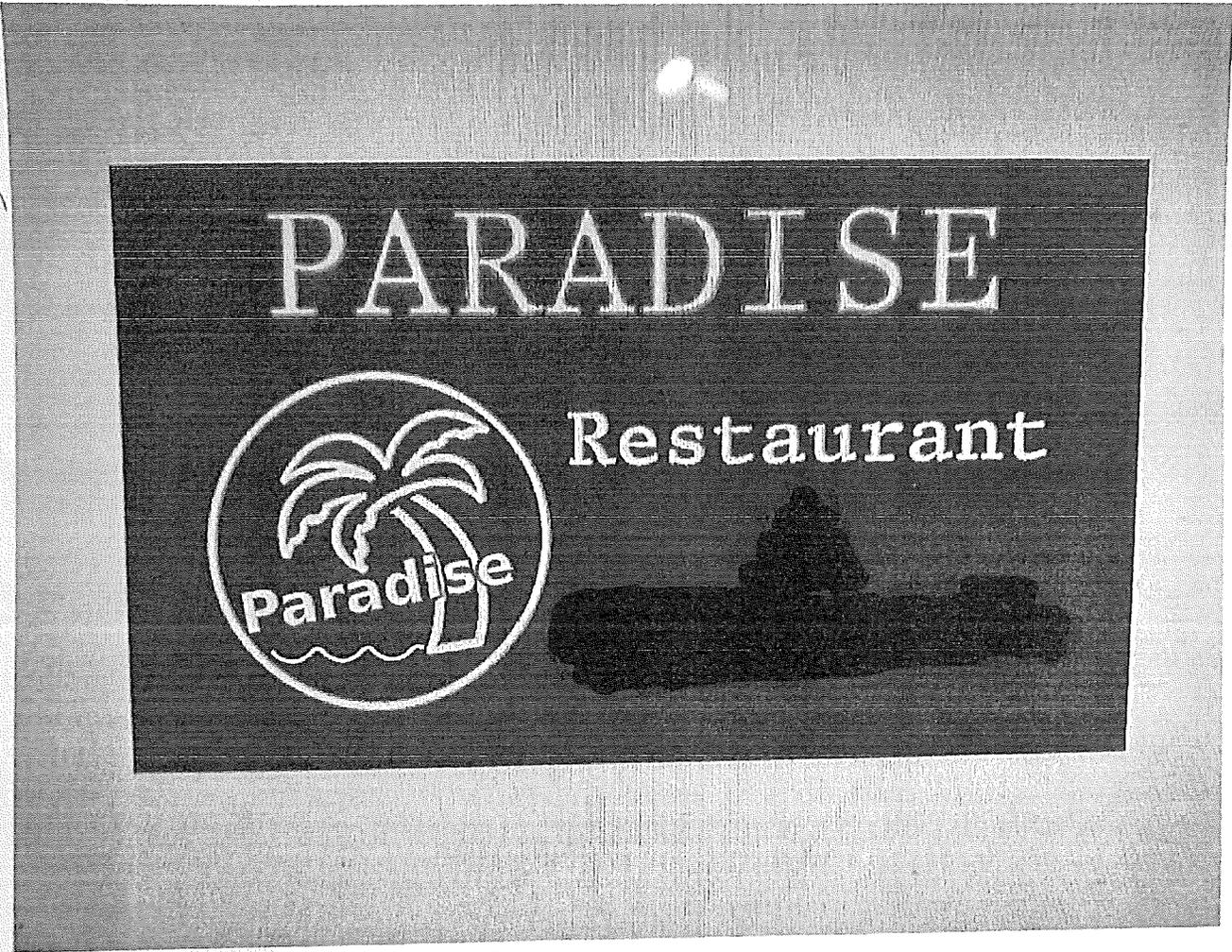
For additional names, use back of sheet

3/12/2021

Question #19

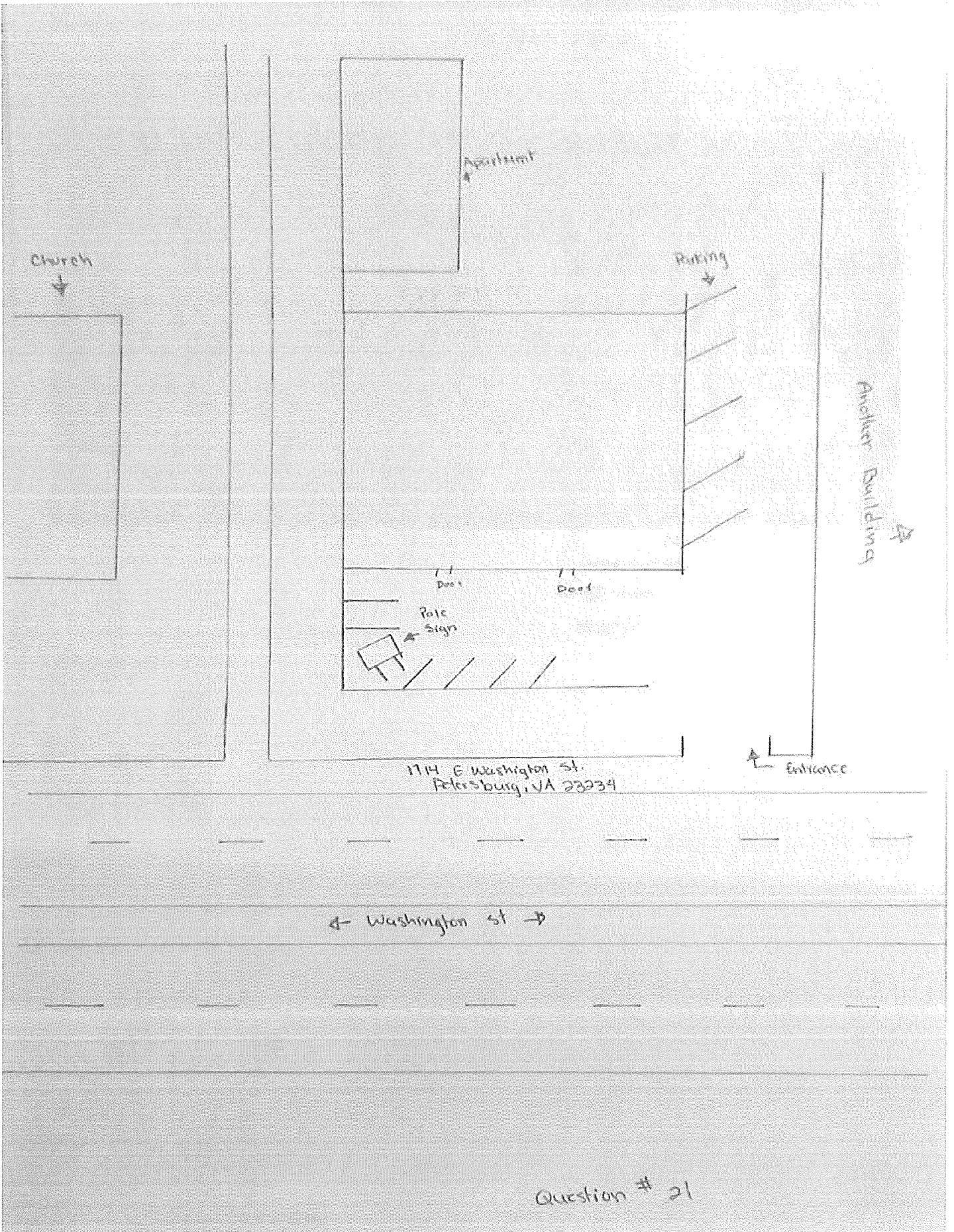
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12 Feet width ↗



↖ 7 Feet face →

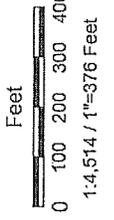
TP# 004190003



Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 004190003

Date: 3/19/2021

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3/12/2021

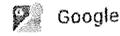
1712 E Washington St - Google Maps

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 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 <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 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 <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

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City of Petersburg

Development Impact Report

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ADDRESS:	1706 and 1714 E. Washington Street
PARCEL NUMBER:	004-190801; 004-190003 and 004-190802
ZONING:	B-2, General Commercial District
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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>

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Cordially,

Sandra A Robinson

Zoning Administrator

Planning/Community Development

Phone 804-733-2309

srobinson@petersburg-va.org

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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

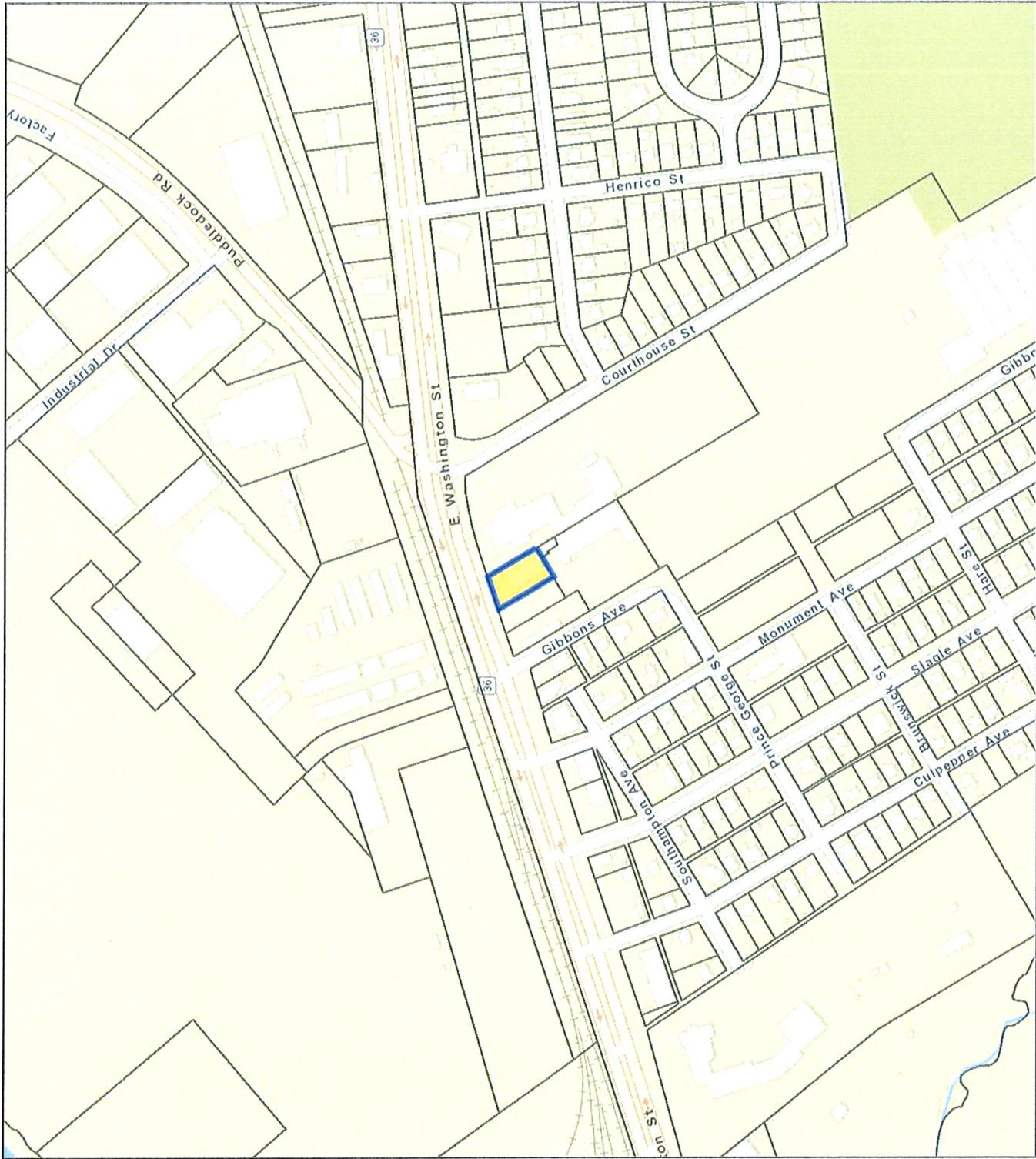
Property Tax (Coming Soon)

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.

Petersburg, Virginia

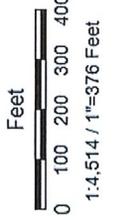
Legend

-  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)

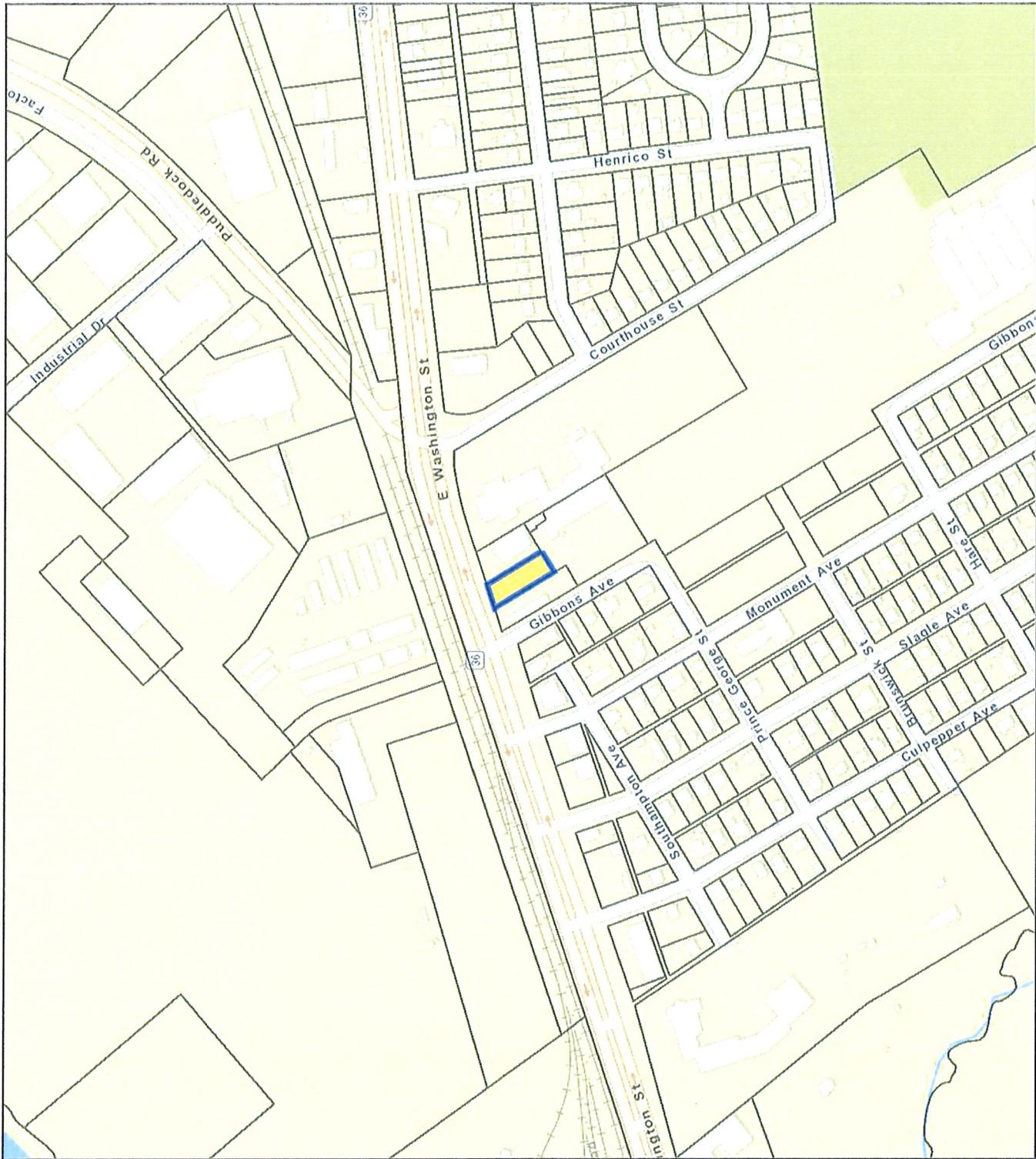
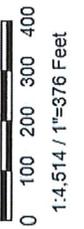
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Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels

Feet



Parcel #: 004190801

Date: 3/23/2021

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E Washington St & Puddledock Road

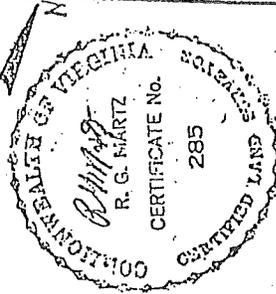


1706 E Washington Street - Parking Lot



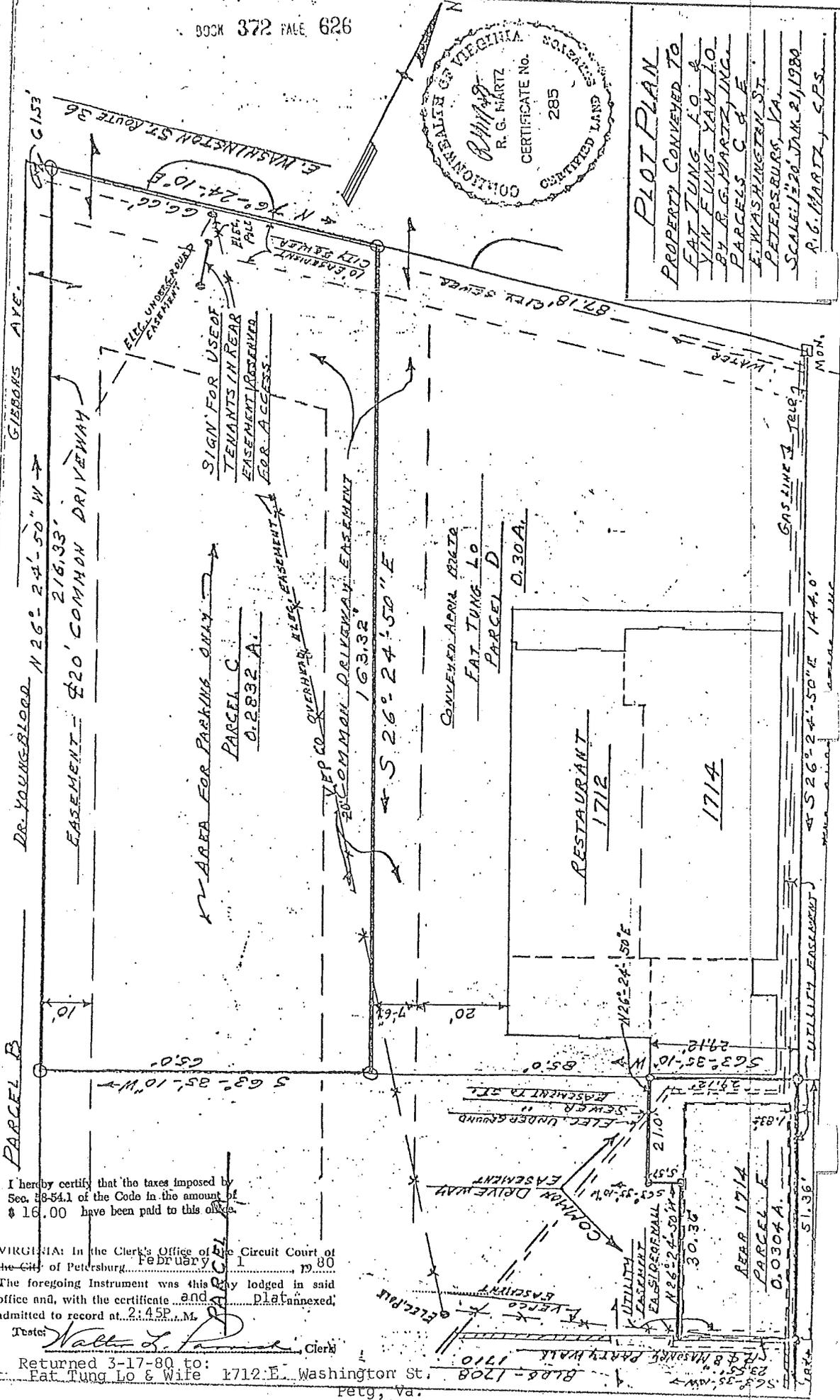
E Washington Street Corridor





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.
 Petg, 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@jtw.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 client, 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:

.....

.....

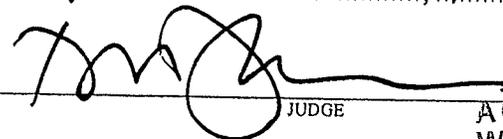
.....

Accordingly, it is ADJUDGED and ORDERED that

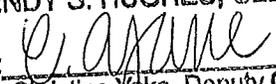
The applicant's name is hereby changed, effective this date, to LISA JI SOOK PARK and this cause is ended.

- 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

ORDINANCE

AN ORDINANCE APPROVING THE PETITION FOR A SPECIAL USE PERMIT A NIGHTCLUB AT
1706 AND 1714 E WASHINGTON STREET

WHEREAS, the City of Petersburg received a petition for a Special Use Permit for a Nightclub at 1706, Parcel 004190801 and 1714 E Washington Street, Parcel 004190003; and

WHEREAS, the City of Petersburg Zoning Ordinance, Article 23, Section 4, permits a Car Wash in B-2 and M-1 zoning districts if a Special Use Permit is approved; and

WHEREAS, the property is zoned B-2 and has been previously used as a restaurant; and

WHEREAS, the current land use is a restaurant; and

WHEREAS, the proposed use is a Nightclub; and

WHEREAS, the Future Land Use Plan of the City's Comprehensive Plan identifies the property as Commercial; and

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

WHEREAS, the Planning Commission voted to recommend denial of the petition.

WHEREAS, the City Council of the City of Petersburg held a Public Hearing and considered the petition during the May 18, 2021 meeting.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby approves the Special Use Permit for a nightclub at 1706 and 1714 East Washington Street.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 Public Hearing and consideration of a Special Use Permit petition for a for a car wash at 2010 E Washington Street.**

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

REASON: To hold a Public Hearing and consider a Petition for a Special Use Permit in accordance with legal requirements.

RECOMMENDATION: It is recommended that the City Council holds a Public Hearing and approves the Ordinance approving a Special Use Permit petition for a Car Wash at 2010 E Washington Street. The Planning Commission voted to recommend approval of the Petition.

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
2. 0518_2021OrdinanceSUPCarWash

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

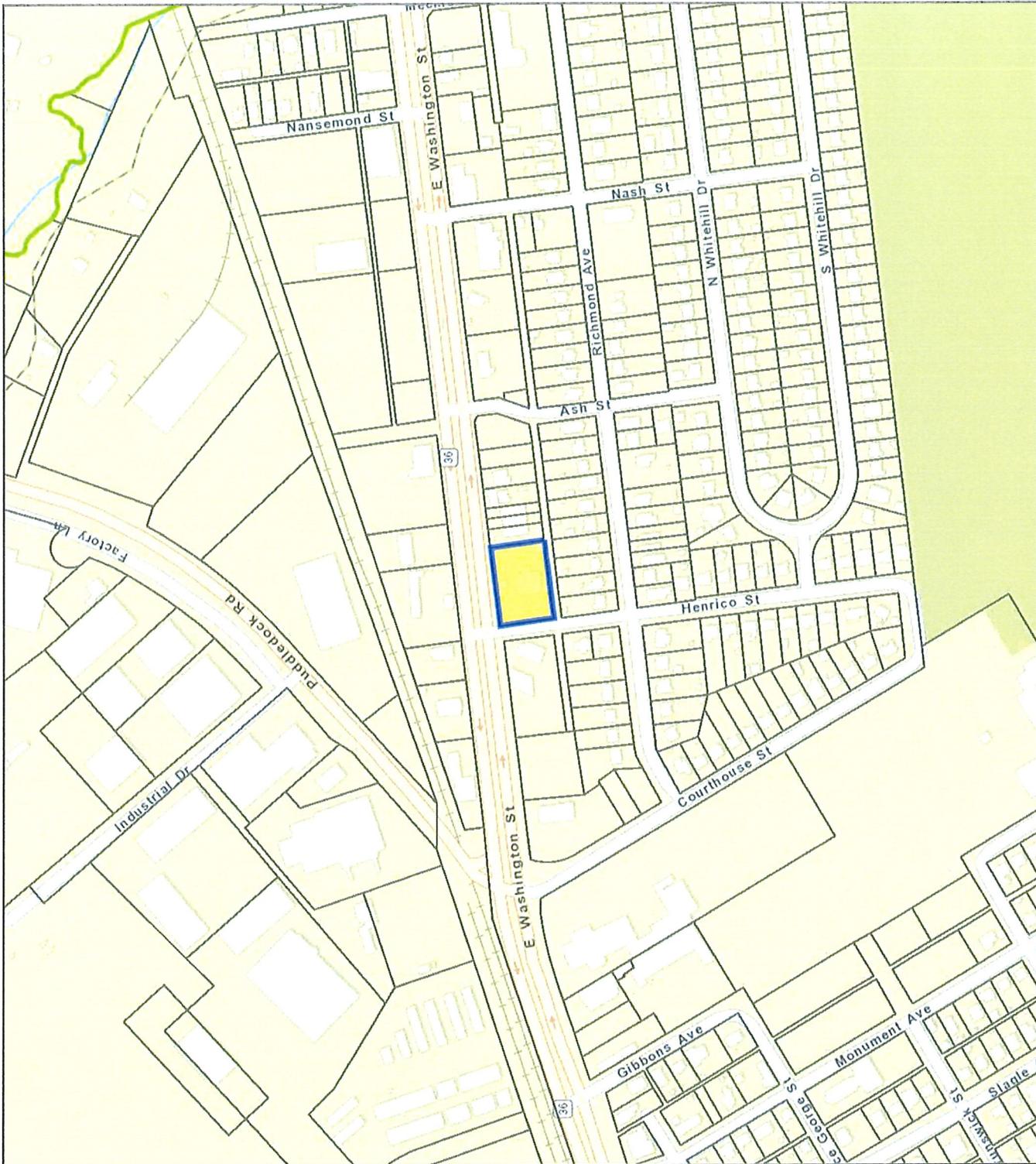
Property Tax (Coming Soon)

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 #: 004210001

Date: 4/2/2021



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.

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 permit 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) 2010 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)

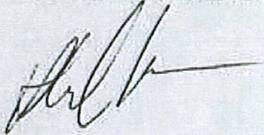
Allowing this Permit will allow more jobs to be created in Petersburg and will allow more revenue for the city as well as TS to further build and grow our business and community here in Petersburg VA.

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

A handwritten signature in black ink, appearing to be "Arl" followed by a horizontal line.

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



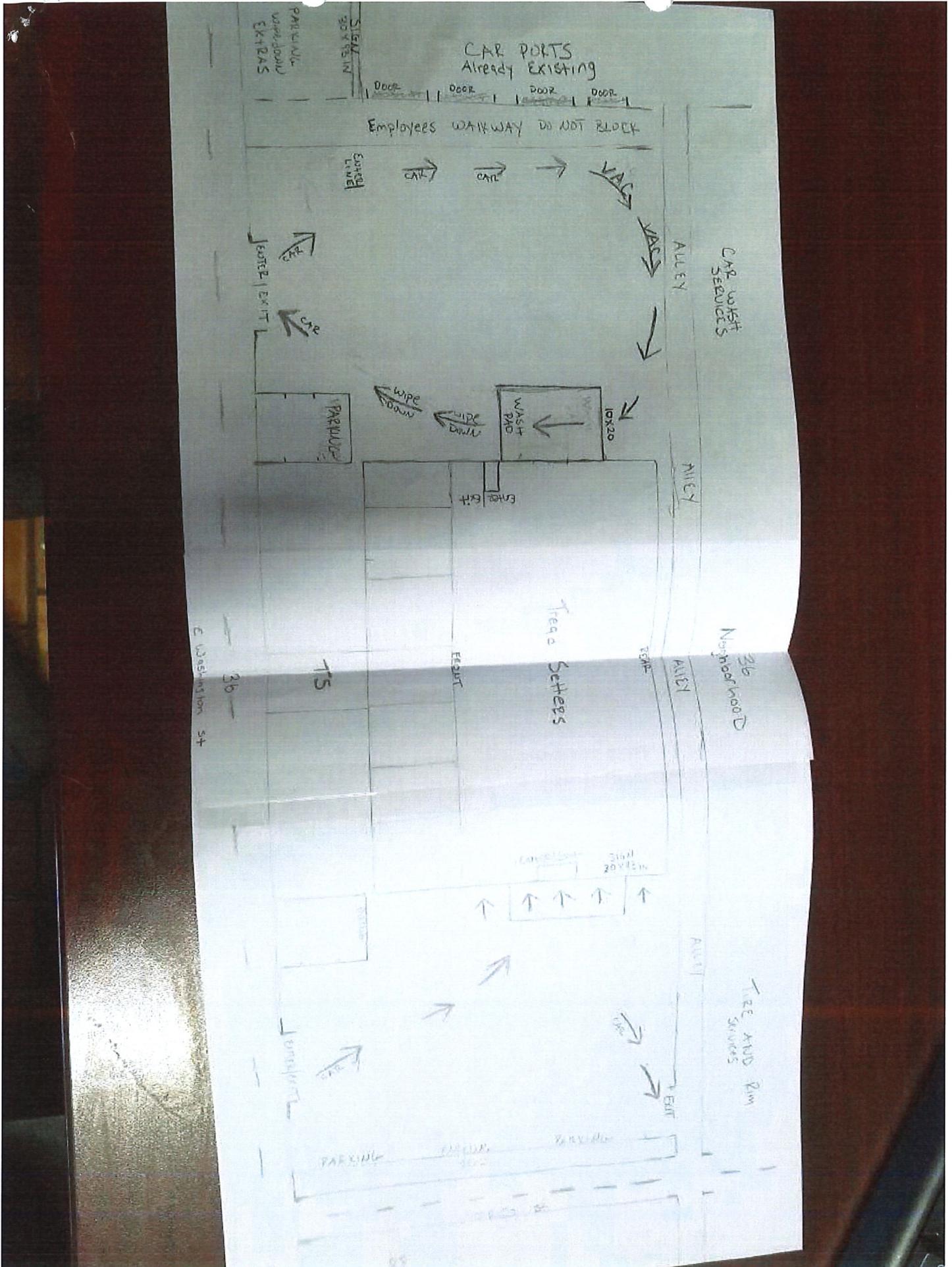
9/9/2020

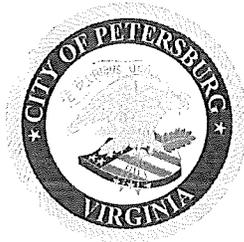
<https://store.detailking.com/car-wash-mat>

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

Harold Clarke

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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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>

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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

ORDINANCE

AN ORDINANCE APPROVING THE PETITION FOR A SPECIAL USE PERMIT FOR A CAR WASH AT 2010 EAST WASHINGTON STREET

WHEREAS, the City of Petersburg received a petition for a Special Use Permit for a Car Wash at 2010 East Washington Street, Parcel 004210001; and

WHEREAS, the City of Petersburg Zoning Ordinance, Article 23, Section 4, permits a Car Wash in B-2 and M-1 zoning districts if a Special Use Permit is approved; and

WHEREAS, the property is currently zoned B-2; and

WHEREAS, the current land use is commercial, and includes automobile tire sales; and

WHEREAS, the proposed Car Wash would be an ancillary use to the existing use; and

WHEREAS, the Future Land Use Plan of the City's Comprehensive Plan identifies the property as Commercial; and

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

WHEREAS, the Planning Commission voted to recommend approval of the petition.

WHEREAS, the City Council of the City of Petersburg held a Public Hearing and considered the petition during the May 18, 2021 meeting.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby approves the Special Use Permit for a Car Wash at 2010 East Washington Street.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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 to schedule a public hearing and consideration of an ordinance authorizing the City Manager to execute a Memorandum of Understanding (MOU) 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 conveyance of an easement and a covenant on 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 MOU 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 MOU 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: That the City Council schedules a Public Hearing and considers an ordinance authorizing the City Manager to execute a MOU 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: The City of Petersburg received a proposal for an easement between the City of Petersburg

and 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 conveyance of an easement and a covenant on City-owned property located at 10 N Jefferson Street and 125 East Washington St.

The purpose is for the construction, operations and maintenance of a park and open space.

The property is zoned B-3 Central Commercial District.

The proposed use is in conformance with the Zoning Ordinance.

COST TO CITY: Conveyance of real property

BUDGETED ITEM: NA

REVENUE TO CITY: NA

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: Appomattox River Soil and Water Conservation District, an independent political subdivision of the Commonwealth of Virginia, (“ARSWCD”)

AFFECTED AGENCIES: City Manager, Economic Development, City Assessor

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 20210512134142503
2. 0510_2021OrdinanceARSWCDEasementPark

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into this _____ day of _____, 2021, by and among the City of Petersburg, a Municipal Corporation of the Commonwealth of Virginia, (“City”); 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 Rotary Club of Petersburg Virginia (Breakfast), Inc, a Virginia non-profit corporation, (“Rotary Club”).

RECITALS

1. The City owns, in fee simple, that real property located within the city of Petersburg, Virginia, between Franklin Street and East Washington Street designated as tax parcel 011-290004 with current street address of 10 North Jefferson Street (“Parcel 1”).
2. The City owns, in fee simple, that real property located within the City of Petersburg, Virginia, between Franklin Street and East Washington Street designated as tax parcel 011-290007 with current street address of 125 East Washington Street (“Parcel 2”).
3. The parties to this Memorandum of Understanding, (“MOU”), desire that Parcel 1 be improved as a park and open space with appropriate amenities enhancing the appearance of the entranceway to the city, providing, among other things, tree, rain gardens, native plants that will greatly decrease any environmental impact of impervious surface, ornamental fencing, walkways, welcoming and informational signage, including information about the Appomattox River Trail Greenway-Blueway, and a grassy area for educational activities (the “Project”), and accordingly, as memorialized below in this MOU, will, respectively, take certain actions in furtherance thereof.
4. The parties to this MOU recognize that any development of Parcel 2 that would include construction of buildings or other structures would substantially detract from the park established on Parcel 1 and that the addition of trees and plantings on the unpaved areas of Parcel 2 will improve its appearance and increase the urban tree canopy.

AGREEMENT

For the considerations and promises made by the parties hereto, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Rotary Club, using its own resources, financial contributions from other entities, and contributions of in-kind services, will be the project manager for the Project. Within three

(3) years from the execution of this document, Rotary Club will complete the development and construction on Parcel 1 as a park and open space with appropriate amenities enhancing the appearance of the entranceway to the city, providing, among other things, ornamental fencing, walkways, welcoming and informational signage, trees, native plants, and the reestablishment of grassy areas for educational activities for the community.

2. FOLAR will act as fiscal sponsor for the Project and will be responsible for processing direct project contribution income and expenses restricted to the development and implementation of the Project. FOLAR will comply with all legal compliance relating to reporting Project contributions and expenses. FOLAR will be reimbursed for any fees it may incur associated with providing fiscal sponsorship for the Project. The Project shall be operated in a manner consistent with the FOLAR's tax-exempt status and as described in this agreement. No material changes in the purposes or activities of the Project shall be made without prior written agreement from FOLAR and in accordance with any requirements imposed by funding organizations, nor shall the Project's collaborating organizations carry on activities or use funds in any way that jeopardizes the FOLAR tax-exempt status. The Project's collaborating organizations designate Richard Taylor, as a representative of the Rotary Club, to act as the authorizing official. The authorizing official shall act as principal coordinator of the Project's daily business with FOLAR, and shall have responsibility and authority to approve payments, and for acknowledging contributions, shall maintain all records relating to the Project with FOLAR's assistance, and shall prepare all reports, including interim and final reports, required by funding organizations. FOLAR's responsibility to act as fiscal sponsor will end in concurrence with the three-year time requirements identified in paragraph (1) of this MOU at which time FOLAR will exit and transfer any remaining assets to the successor fiscal sponsor identified by the parties.
3. Rotary Club shall be solely responsible for obtaining all applicable permits and ensuring that the Project is completed in accordance with all applicable laws including but not limited to Building Code and Zoning requirements. Nothing in this Agreement shall be construed to constitute a waiver of the City Code and Zoning compliance requirements or other requirements for compliance with applicable laws and regulations. Except as expressly stated herein, the City shall not be responsible for any costs associated with this Project.
4. Rotary Club will provide signage as appropriate directing residents and visitors to points of interest in the City to include trails and parks along the Appomattox River and will develop and maintain educational elements in the park located on Parcel 1 which may include rain gardens and other environmentally friendly plantings.
5. The City will convey to ARSWCD a perpetual and exclusive easement, such easement granting to ARSWCD, and its assigns, the right to develop, construct, maintain, and exclusively control the use of a park on, over, and along the entirety of Parcel 1. Such easement shall expire if, in the future, Parcel 1 is no longer maintained as a park or if the park is not completed within the time requirements identified in paragraph (1) of this MOU.

Upon such expiration, any improvements or amenities made to the property shall become the sole property of the City of Petersburg without recourse. The easement will also include temporary rights to ARSWCD, and its assigns, to improve the sidewalks on City right-of-way adjacent to Parcel 1 and Parcel 2.

6. The City will make available to Rotary Club the ironwork remnants that the City owns from the gas holder plant previously located on Madison Street in said city and not presently being used by the City, such ironworks to be used, to the extent feasible, as part of the development and construction of the Project's signage, lighting, and other amenities. Such ironwork remnants shall remain property of the City at all times mentioned herein. Rotary Club will take reasonable action to protect and secure the ironwork remnants while in its possession.
7. The City will include in the easement to ARSWCD a restrictive covenant on Parcel 2 running with the land, limiting the use of Parcel 2 to vehicular parking and open space, and prohibiting the construction of any buildings or other occupiable structures on Parcel 2. Such covenant shall expire if, in the future, Parcel 1 is no longer maintained as a park or if the park is not completed within the time requirements identified in paragraph (1) of this MOU. Upon such expiration, any improvements or amenities made to the property shall become the sole property of the City of Petersburg without recourse. The City will permit the Rotary Club to add trees and plantings on the unpaved portions of Parcel 2 that will improve its appearance and increase the urban tree canopy.
8. The City will maintain general liability insurance on Parcel 1 as part of its comprehensive liability insurance coverage.
9. The City will pay for electricity used to light the entranceway sign and security lighting on Parcel 1. The City will also provide water service connections and water at no charge for reasonable irrigation of the park's lawn and plantings.
10. The Rotary Club will provide funding and will solicit funds from others to improve the Project, including sidewalks and other amenities on and along City right-of-way adjacent to Parcel 1 and Parcel 2. The Rotary Club's obligation herein shall not exceed the funds allocated by its board of directors or received from others for this Project.
11. The Rotary Club, through its own efforts and efforts of others recruited by the Rotary Club, will, after completion of the Project, keep the lawn cut and the bushes trimmed in the park located on Parcel 1.
12. The provisions of this MOU shall survive and shall not merge with the easement conveyance to the extent the meaning of such provisions so requires.

13. In the event any party hereto is unable to perform its obligations under the terms of this MOU because of acts of God, strikes, equipment or transmission failure or damage reasonably beyond its control, or other causes reasonably beyond its control, except as expressly stated in this MOU, such party shall not be liable for damages to the other for any damages resulting from such failure to perform or otherwise from such causes.
14. This MOU contains the entire understanding of the parties with respect to the matters covered by this Agreement and no conflicting agreement, statement, or promise made by any party or to any employee, officer, or agent of any party which is not contained in this MOU shall be binding or valid.
15. The parties agree that this Agreement shall be construed under the laws of the Commonwealth of Virginia. Any and all suits for any claims or for any and every breach or dispute arising out of this MOU shall be maintained in the appropriate court of competent jurisdiction in the City of Petersburg.
16. This Agreement may be modified only by a writing signed by the Parties.

IN WITNESS WHEREOF, this **Memorandum of Understanding** has been executed on behalf of City of Petersburg, Friends of the Lower Appomattox River, Inc., Appomattox River Soil and Water Conservation District, and Rotary Club of Petersburg Virginia (Breakfast), Inc. as of the date first set forth above.

CITY OF PETERSBURG, VIRGINIA

By: _____
City Manager

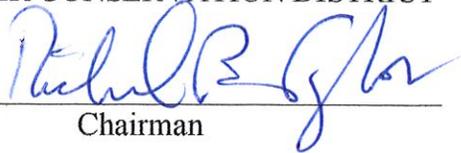
APPROVED AS TO FORM:

City Attorney

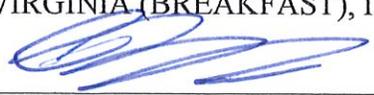
FRIENDS OF THE LOWER APPOMATTOX RIVER, INC.

By: *[Signature]*, 4/12/2021
Chairman
[Signature], Executive Director

APPOMATTOX RIVER SOIL AND WATER CONSERVATION DISTRICT

By: 
Chairman

ROTARY CLUB OF PETERSBURG VIRGINIA (BREAKFAST), INC.

By: 
President

ORDINANCE

An Ordinance authorizing the City Manager to execute a Memorandum of Understanding (MOU) 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 conveyance of an easement and a covenant on City-owned property located at 10 N Jefferson Street and 125 East Washington St

WHEREAS, the City of Petersburg has received a proposal from Appomattox River Soil and Water Conservation District (ARSWCD) for the City to convey a perpetual and exclusive easement over, and along the entirety of City-owned property at Parcel 1, 10 Jefferson St N, and 125 East Washington Street, Parcel Number 011290004; and

WHEREAS, the purpose is for ARSWCD to develop, construct, maintain the use of the property as a park on, over, and along the entirety of the City-owned property at 10 North Jefferson Street; and

WHEREAS, the easement shall expire if, in the future, Parcel 1 is no longer maintained as a park or if the park is not completed within the time requirements identified in paragraph (1) of this MOU, and upon such expiration, any improvements or amenities made to the property shall become the sole property of the City of Petersburg without recourse; and

WHEREAS, the easement will also include temporary rights to ARSWCD, and its assigns, to improve the sidewalks on City right-of-way adjacent to Parcel 1 and Parcel 2; and

WHEREAS, the easement will include a restrictive covenant on Parcel 2 at 125 East Washington Street, Parcel Number 011290007 running with the land, limiting the use of Parcel 2 to vehicular parking and open space, and prohibiting the construction of any buildings or other occupiable structures on Parcel 2; and

WHEREAS, such covenant shall expire if, in the future, Parcel 1 is no longer maintained as a park or if the park is not completed within the time requirements identified in paragraph (1) of this MOU and upon such expiration, any improvements or amenities made to the property shall become the sole property of the City of Petersburg without recourse; and

WHEREAS, the MOU shall be construed under the laws of the Commonwealth of Virginia, and any and all suits for any claims or for any and every breach or dispute arising out of this MOU shall be maintained in the appropriate court of competent jurisdiction in the City of Petersburg; and

WHEREAS, the Agreement may be modified only by a writing signed by the Parties.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Memorandum of Understanding (MOU) 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 conveyance of an easement and a covenant on City-owned property located at 10 N Jefferson Street and 125 East Washington St.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Annette Smith-Lee, Vice Mayor/ Ward 6 Council Member

RE: **Consideration of renaming the pavilion located at William Spratley Park on Farmer Street after Willie Fobbs.**

PURPOSE: Renaming of William Spratley Park to Willie Fobbs Park.

REASON: Mr. Fobbs was born in Petersburg and remained a citizen until his death at the age of 91. He attended Petersburg Public Schools and was a member of Zion Baptist Church for over 69 years and served in World War II in which he was awarded the Purple Heart. He was a devoted husband, father and a family man.

RECOMMENDATION: City Council approve the renaming of the pavilion at William Spratley Park on Farmer Street to Willie Fobbs Pavilion

BACKGROUND: Mr. Fobbs is worthy of having the pavilion named in his honor mainly because he was a pillar of the 6 Ward neighborhood. He was a staunch supporter of all hometown sports, adult and youth alike. Mr. Fobbs was truly an icon to members of the Whop City Committee and inspired them to become better men through his leadership and example. Naming the pavilion will encourage persons to keep the area clean as a memorial to a man who was loved and respected all over the City and especially in Ward 6 neighborhood. The Whop City Committee, Inc will be celebrating Whop City Day on May 29, 2021 and would like the pavilion name to coincide with that event.

COST TO CITY: Not to exceed \$1,000

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

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:

1. IMG_1728



Whop City Committee, Inc., is a non-profit organization whose main objective is contributing to improving the image of the City of Petersburg and assisting with the needs of its citizens.

The members of Whop City Committee respectfully petition the City Council to approve our request to name the pavilion located at the William Spratley Park on Farmer Street for Willie Fobbs, a deceased resident of Petersburg. Mr. Fobbs was born in Petersburg and remained a citizen until his death at the age of 91. He attended Petersburg Public Schools, was a member of Zion Baptist Church for over 69 years and served in World War II during which he was awarded the Purple Heart. Mr. Fobbs was a devoted husband, father and family man.

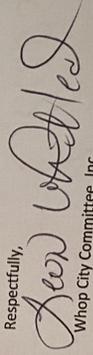
We feel that Mr. Fobbs is worthy of having the pavilion named in his honor mainly because he was a pillar of the 6 Ward neighborhood. He was a staunch supporter of all hometown sports, adult and youth alike. Mr. Fobbs was truly an icon to members of our organization and inspired us to become better men through his leadership and example. He took the time to listen to young people respecting their opinions and offering his advice. Therefore, by having Mr. Fobbs name on this pavilion will encourage persons to keep this area clean as a memorial to a man who was so loved and respected all over the city and especially in the 6 Ward neighborhood.

Whop City Committee, Inc., will celebrate Whop City Day on May 29, 2021 and would like for the pavilion name to coincide with this event.

Our organization will follow all CDC requirements in place at that time. Additionally, we will assist the city to maintain the area if necessary.

We thank you for your time and any consideration you may be able to give our request.

Respectfully,



Whop City Committee, Inc.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Nykesha Jackson

RE: **Consideration of appointment to the John Tyler Community College Board of Directors.**

PURPOSE: To consider appointment or reappointment of Kenneth Pritchett to the John Tyler Community College Board.

REASON: Board member Kenneth Pritchett term is set to expire on June 30, 2021. He has stated that he wishes to be reappointed and he has submitted an application and resume. Mr. William F. Taylor of John Tyler Community College has also sent a letter of recommendation to reappoint Mr. Pritchett as well.

RECOMMENDATION: Recommend that City Council make an appointment or reappointment to the John Tyler Community College Board of Directors. Also to approve resolution with appointee name.

BACKGROUND: The John Tyler Community College (JTCC) Board of Directors consists of 18 members from the participating jurisdictions of the Cities of Colonial Heights, Hopewell, Petersburg, and Richmond and the Counties of Amelia, Charles City, Chesterfield, Dinwiddie, Prince George, Surry, and Sussex. Petersburg is allocated two (2) representatives.

The duties of the Board include, but are not limited to, the following: serve as liaison agency between the State Board and the governing bodies of local political subdivisions, promote the development of a program of community college education of high quality under the administration and supervision of the State Board of Community College, solicit community participation in program planning and development, and review and approve the regular annual and biennium budgets for the community college. Members of the Board should be acquainted with the need for technical education.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. app
2. John Tyler Community College Board of Directors 2021



**City of Petersburg, Virginia
Boards, Commission, and Authority Application**

(Please type or print clearly)

APPLICATION FOR John Tyler Community College Board of Directors
(Board, Commission, or Authority)

4/26/2021
(Date of Application)

NAME: Pritchett, Kenneth L.
(Last First Middle initial)

HOME ADDRESS: [REDACTED]
(Street Apartment # ZIP)

[REDACTED] [REDACTED] 3
(Home Phone # or Cell Phone#) (Work Phone #) (Ward)

Email Address: [REDACTED]

Privacy Officer - Central State Hospital
(Current occupation and place of employment – if retired, indicate former occupation)

Current membership in professional/community organizations: Member of the Petersburg Democratic Committee, Petersburg NAACP, Norfolk State University National Alumni Association, NSUAA Central Virginia Alumni Chapter, President – Hawkins-Pitt-Tarrance Scholarship Ministry (Mount Olivet Baptist Church, John Tyler Community College Alumni

Please indicate why you would like to serve: I would be honored to continue serving on the JTCC Board as an advocate for the citizens of Petersburg. I will continue to communicate between the College, Petersburg constituencies and through the Petersburg Public Information Office. As a former graduate of JTCC, I am aware of the great educational opportunities citizens of Petersburg can receive and I plan to continue to support programs and new jobs for our area.

(Please use reverse side if additional space is needed)

***Please include/attach resume.**

I understand the duties of this (Board, Commission, or Authority) and agree to actively participate and attend the meeting at its scheduled date and time if appointed.

Kenneth L. Pritchett
(Applicant's signature)

Note: Please return the completed form to: Clerk of City Council, Room 210, City Hall, Petersburg, Virginia 23803, or email at njackson@petersburg-va.org

This application will be kept on file for the time of your term. Afterwhich, you will be contacted for renewed interest in maintaining your application in an active status. If there are any changes to your contact information, please contact the Clerk of Council to update that information.

CITY OF PETERSBURG, VIRGINIA
BOARDS AND COMMISSIONS

Anti-Poverty Commission
Appomattox River Water Authority
Architectural Review Board
Community Development Block Grant (CDBG) Advisory Board
Commission on Community Relation Affairs
Crater District Area agency on Aging
Crater Youth Care Commission (Detention Home)
District 19 Community Services Board
Economic Development Authority
John Tyler Community College Board of Directors
Planning Commission
Petersburg Redevelopment & Housing Authority
Social Services Advisory Board
Virginia Gateway Region (formerly ABIDCO)

JOHN TYLER COMMUNITY COLLEGE BOARD OF DIRECTORS				
	Number of members: 2			
TERMS	APPOINTMENTS	WARDS	NEW APPLICANTS	WARDS
07/01/17 - 06/30/21	Kenneth L. Pritchett, 1912 Matoax Avenue	Ward 3	Karen D. Bland, 3400 East Princeton Road	Ward 7
06/17/14 - 06/30/18	Zelda Tucker-Dugger, 922 High Pearl Street	Ward 5	Samuel L. Batts, 418 Greenwood Drive	Ward 3
			Robert L. Gosciewski, 1808 Berkeley Avenue	Ward 3
			Belinda Todd, 1665 Johnson Road	Ward 3
	AUTHORITY:		Leslie Speight, 1015 Gustavo Lane	Ward 3
	Code of Virginia, Chapter 16, Section 23-220, City Council Resolution #4966 - 7/26/64		Kenneth L. Pritchett, 1912 Matoax Avenue	Ward 3
	MEETING DATE AND TIME:			
	Bi-monthly beginning in January, 3:00p.m. at John Tyler Community College.		COMPOSITION:	
			Eighteen (18) members from participating jurisdictions: Cities of Hopewell, Richmond, & County of chesterfield, three (3) representatives each; Petersburg two (2) representatives; Colonial Heights and the Counties of amelia, charles City, Dinwiddie, Prince George, Surry and Sussex, one (1) representative each.	
	STAFF LIAISON:			
	Dr. Ted Raspiller, President		TERMS:	
	John Tyler Community College		Four (4) staggered terms; limited to two successive four-year terms.	
	Chester, VA 23832			
	(804) 594-1578			



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Nykesha Jackson

RE: **Consideration of appointment to the Crater District Area Agency on Aging Board**

PURPOSE: To fill the current vacancy on the board.

REASON: Currently there is a vacancy on the board. Mrs. Crawford has been serving on the board for the City of Petersburg.

RECOMMENDATION: Recommend that City Council appoint by resolution Vanessa Crawford to the Crater District Area Agency on Aging Board for a term expiring on May 31, 2025.

BACKGROUND: The agency is a non-profit, tax-exempt agency that receives its' primary funding under the Federal Older Americans Act of 1965, although they accept the donation of items, services, and monetary contributions from both private and local government entities. At the state level, their funding streams are distributed through the Virginia Department for the Aging.

Program that provides information and services on a range of assistance for older adults who those care for them. They provide information on the following:

- Available service in the area.
- Mobility assistance programs, meal plans & housing
- Assistance in gaining access to services
- Individual counseling, support groups and caregiver training.
- Respite care
- Supplemental services, on a limited basis

CDAAA is composed of nine (9) members on the board. Each jurisdiction appoints one (1) representative.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

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:

1. Crater District Area Agency on Aging 2021
2. Crater District Area Agency on Aging
3. Application for CDAAA Board of Directors

	CRATER DISTRICT AREA AGENCY ON AGING	
	Number of members: 1 from each participating jurisdiction	
	NEW APPLICANTS	WARDS
	Vanessa Crawford, 1616 Kings Road	Ward 7

Crater District Area Agency on Aging (CDAAA)

Information:

CDAAA committed to helping seniors remain in their homes for as long as possible while helping to maintain their quality of life and independence as they age. Crater was first established in 1975 and was a result of a joint exercise of powers of the four cities and five counties that currently comprise what is known as Planning District 19.

The agency is a non-profit, tax-exempt agency that receives its' primary funding under the Federal Older Americans Act of 1965, although they accept the donation of items, services, and monetary contributions from both private and local government entities. At the state level, their funding streams are distributed through the Virginia Department for the Aging.

Program that provides information and services on a range of assistance for older adults who those care for them. They provide information on the following:

- Available service in the area.
- Mobility assistance programs, meal plans & housing
- Assistance in gaining access to services
- Individual counseling, support groups and caregiver training.
- Respite care
- Supplemental services, on a limited basis

CDAAA is composed of nine (9) members on the board. Each jurisdiction appoints one (1) representative.

****Four year terms.**

Director of Board:

Dr. Harold Sayles

Executive Director of Crater District Area Agency on Aging

23 Seyle Drive

Petersburg, VA 23805

804-732-7020

Contact Person:

Yvette Workman

Executive Administrative Assistant

CDAAA

23 Seyler Drive

Petersburg, VA 23805

Office: 804-732-7020 Ext. 1014

Fax: 804-732-7232

Members of the Board Information:

1. Vacant
Telephone #:
Email:
Ward: 4
Term Date:



**City of Petersburg, Virginia
Boards, Commission, and Authority Application**

(Please type or print clearly)

APPLICATION FOR Crater District Area Agency on Aging
(Board, Commission, or Authority)

April 26, 2021
(Date of Application)

NAME: Crawford, Vanessa R.
(Last First Middle initial)

HOME ADDRESS: [REDACTED]
(Street Apartment # ZIP)

[REDACTED] [REDACTED] 7
(Home Phone # or Cell Phone#) (Work Phone #) (Ward)

Email Address: sheriffcrawford@me.com

Sheriff in the city of Petersburg
(Current occupation and place of employment – if retired, indicate former occupation)

Current membership in professional/community organizations: _____
See attached resume'

Please indicate why you would like to serve: I have been working with and providing services to senior citizens for over 15 years and have partnered with this agency for various reasons and on various occasions. Have also been volunteering with them for over a year. Would like to be formally appointed to continue to serve the seniors in our community.

(Please use reverse side if additional space is needed)

***Please include/attach resume.**

I understand the duties of this (Board, Commission, or Authority) and agree to actively participate and attend the meeting at its scheduled date and time if appointed.

Vanessa R. Crawford
(Applicant's signature)

Note: Please return the completed form to: Clerk of City Council, Room 210, City Hall, Petersburg, Virginia 23803, or email at njackson@petersburg-va.org

This application will be kept on file for the time of your term. After which, you will be contacted for renewed interest in maintaining your application in an active status. If there are any changes to your contact information, please contact the Clerk of Council to update that information.

CITY OF PETERSBURG, VIRGINIA

BOARDS AND COMMISSIONS

Anti-Poverty Commission
Appomattox River Water Authority
Architectural Review Board
Community Development Block Grant (CDBG) Advisory Board
Commission on Community Relation Affairs
Crater District Area agency on Aging
Crater Youth Care Commission (Detention Home)
District 19 Community Services Board
Economic Development Authority
John Tyler Community College Board of Directors
Planning Commission
Petersburg Redevelopment & Housing Authority
Social Services Advisory Board
Virginia Gateway Region (formerly ABIDCO)



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Nykesha Jackson

RE: **Consideration of appointment/s to the Community Development Block Grant Advisory Board.**

PURPOSE: To fill vacant seats on the Community Development Block Grant Advisory Board.

REASON: There are several vacancies on the CDBG Board.

RECOMMENDATION: City Council make appointment/s to the Community Development Block Grant Advisory Board. Also to make appointments by resolution.

BACKGROUND:

Members serve in an advisory capacity to the City Council. Reviews, conducts public hearings, and makes recommendations for City Council action regarding requests for projects to be funded from the city's annual CDBG entitlement under this federal program. The City Council makes final approval of project allocations.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

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:

1. Resolution of CDBG
2. Community Development Block Grant Advisory Board
3. Community Development Block Grant Citizen Advisory Board 2021
4. appointment to CDBG 2021 resolution

R E S O L U T I O N

WHEREAS, the City Council of the City of Petersburg has established a Community Development Block Grant Advisory Committee, this committee consisting of 19 citizen members; and

WHEREAS, it is the purpose of this committee to make recommendations to City Council, after receiving appropriate citizen and staff input, concerning the expenditure of funds received by the city under the Federal Community Development Block Grant Program as administered by the Department of Housing and Urban Development; and

WHEREAS, it is the opinion of City Council that the composition of this committee should be changed in a way that will improve its effectiveness and efficiency;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Petersburg that it hereby establishes and amends the composition of the Community Development Block Grant Advisory Committee as follows:

1. The committee shall be composed of 12 members.
2. Of those 12 members, there shall be one member designated as representative from each of the city's seven councilmanic wards, that representative to be a resident of that ward.
3. The other five members shall be members at large and shall be residents of the city.

The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial operations. This section also outlines the various methods and tools used to collect and analyze data, highlighting the need for consistency and precision in data entry and reporting.

The second part of the document focuses on the implementation of internal controls and risk management strategies. It details the processes for identifying potential risks, assessing their impact, and developing effective mitigation plans. This section also discusses the role of internal audits in monitoring and evaluating the effectiveness of these controls, ensuring that the organization remains compliant with relevant regulations and standards.

The third part of the document addresses the importance of communication and collaboration in achieving organizational goals. It emphasizes the need for clear communication channels and regular reporting to keep all stakeholders informed of progress and challenges. This section also discusses the role of leadership in fostering a culture of transparency and accountability, where employees are encouraged to report issues and provide feedback.

The fourth part of the document discusses the importance of continuous improvement and innovation in maintaining a competitive edge. It outlines the processes for identifying areas for improvement, implementing changes, and monitoring the results of these initiatives. This section also discusses the role of research and development in driving innovation and creating new products and services that meet the needs of the market.

The fifth part of the document discusses the importance of financial management and budgeting in ensuring the long-term sustainability of the organization. It outlines the processes for developing and monitoring budgets, managing cash flow, and controlling costs. This section also discusses the role of financial reporting in providing stakeholders with accurate and timely information about the organization's financial performance.

The sixth part of the document discusses the importance of human resources management in building a strong and capable workforce. It outlines the processes for recruiting, hiring, and training employees, as well as the importance of providing ongoing development opportunities. This section also discusses the role of performance management in ensuring that employees are working effectively and contributing to the organization's success.

The seventh part of the document discusses the importance of legal and regulatory compliance in avoiding penalties and maintaining the organization's reputation. It outlines the processes for identifying applicable laws and regulations, assessing the organization's compliance status, and implementing measures to ensure ongoing compliance. This section also discusses the role of legal counsel in providing guidance and support in navigating complex legal and regulatory environments.

The eighth part of the document discusses the importance of environmental, social, and governance (ESG) factors in attracting investment and building a sustainable future. It outlines the processes for identifying and measuring ESG risks and opportunities, and the importance of integrating these factors into the organization's overall strategy. This section also discusses the role of ESG reporting in providing stakeholders with information about the organization's impact on the environment, society, and the economy.

The ninth part of the document discusses the importance of technology and digital transformation in improving efficiency and driving growth. It outlines the processes for identifying and implementing new technologies, and the importance of ensuring that these technologies are used effectively and securely. This section also discusses the role of digital marketing in reaching and engaging with customers, and the importance of data analytics in making informed business decisions.

The tenth part of the document discusses the importance of crisis management and business continuity planning in ensuring the organization's resilience in the face of unexpected events. It outlines the processes for identifying potential risks, developing crisis response plans, and conducting regular drills and exercises. This section also discusses the role of business continuity planning in ensuring that the organization can continue to operate during and after a crisis.

4. Members who chronically fail to attend meetings of the committee shall be removed from office by City Council.

5. Council shall make appointments consistent with the above-specified limitations in a manner that will most easily facilitate this change.

No. 85-34

Resolution amending the composition of the CDBG Advisory Committee to provide that the committee shall be composed of 12 members instead of 19.

Resolution adopted by the Council of the City of Petersburg, April 2, 1985.


Clerk of Council

Community Development Block Grant Advisory Board (CDBG)

Duties:

Serves in an advisory capacity to the City Council. Reviews, conducts public hearings, and makes recommendations for City Council action regarding requests for projects to be funded from the city's annual CDBG entitlement under this federal program. The City Council makes final approval of project allocations.

CDBG is composed of twelve (12) members appointed by City Council; (1) from each of the seven (7) wards and five (5) at large.

**Four year terms.

Director of Board:

Reginald Tabor

Interim Director of Planning and Community Development

135 North Union Street

Petersburg, VA 23803

804-733-2308

Members of the Board Information:

1. Shabaka N. Moore
406 Claremont Street
Petersburg, VA 23805
Telephone #:
Email:
Ward: 4
Term Date: September 15, 2020 to September 30, 2024

2. Tamika L. Green
514 Byrne Street
Petersburg, VA 23803
Telephone #:
Email:
Ward:
Term Date: September 15, 2020 to September 30, 2024

3. Vacant
Telephone #:
Email:
Ward:
Term Date:

4. Vacant
Telephone #:
Email:
Ward:
Term Date:

5. Vacant
Telephone #:
Email:
Ward:
Term Date:

6. Vacant
Telephone #:
Email:
Ward:
Term Date:

7. Vacant
Telephone #:
Email:
Ward:
Term Date:

8. Vacant
Telephone #:
Email:
Ward: AT-Large
Term Date:

9. Vacant
Telephone #:
Email:
Ward: At-Large
Term Date:

10. Vacant
Telephone #:
Email:
Ward: AT-Large
Term Date:

11. Vacant
Telephone #:
Email:
Ward: At-Large
Term Date:

12. Vacant
Telephone #:
Email:
Ward: At-Large
Term Date:

	COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN ADVISORY BOARD	
TERMS		
NEW APPLICANTS	Date	WARDS
Talibah Majeed, 1847 Brandon Avenue	8-30-19	3
Marcus Squires, 1701 Monticello Street	9/30/19	4
Michelle J. Murrills, 131 S. Market Street	5/21/20	4
Ron Flock, 1708 Pender Avenue	6/2/20	1
Belinda Baugh, 3650 Beechwood Drive	8/28/2020	2
Patricia Miller, 1732 S. Halcun Drive	7/2/2020	7
Ethan C. Calvert, 415 Harrison Street	3/8/2021	5
Patrick R. Ingram, 836 S. Gillfield Drive	2/15/2021	6
Genevieve K. Lohr, 19 Guarantee Street	3/18,2021	5

**A RESOLUTION APPOINTING _____ WITH
A TERM ENDING SEPTEMBER 30, 2025 TO THE
COMMUNITY DEVELOPMENT BLOCK GRANT
ADVISORY BOARD.**

BE IT RESOLVED, by the City Council of the City of Petersburg, that it hereby appoints _____, with a term ending September 30, 2025 to the Community Development Block Grant Advisory Board.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 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
Reginald Tabor, Interim Director of Planning & Zoning

FROM: Kate Sangregorio

RE: **A Resolution request for the approval or recognition by City Council for the installation of informational signage for historic homes, proposed by the High Street Association.**

PURPOSE: To consider a resolution approving the installation of informational signage for historical houses, starting on High Street.

REASON: To consider a resolution in accordance with Code requirements and City Council procedures to comply with the Zoning Ordinance Article 21 Section 5.9.

RECOMMENDATION: It is recommended that the City Council adopts the attached resolution.

BACKGROUND: Citizens from the High Street Association (HSA) have presented a project to the Architectural Review Board (ARB) for the installation of informational signage on historic houses, focusing on High Street. The project was reviewed by the ARB in October 14, 2020; recommendations were made by the board for changes and further considerations about details. Staff, Terry Ammons (architect to the ARB) and the HAS met to discuss these changes. Mr. Ammons created a prototype post mounted sign which took influence from existing signage in the City to fit in with those existing signs.

The Zoning Ordinance, Article 21, Section 5.9 is a signage exemption for “Commemorative plaques and historic markers recognized by the City.”

The project will be reviewed by the ARB again on May 12, 2021.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: Petersburg's Architectural Review Board

AFFECTED AGENCIES: Planning and Community Development, Tourism

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Zoning Ordinance Article 21, Section 5.6

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. CC Agenda Request High Street Signs
2. ARB Discussion Letter_October 2020_ High Street Signs
3. Memo_Sign Specifications
4. Photo Attachments



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 5, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager
Lionel D. Lyons, Deputy City Manager for Development

FROM: Kate Sangregorio, Preservation Planner

RE: A Resolution request for the approval or recognition by City Council for the installation of informational signage for historic homes, proposed by the High Street Association.

PURPOSE: To consider a resolution approving the installation of informational signage for historical houses, starting on High Street.

REASON: To consider a resolution in accordance with Code requirements and City Council procedures to comply with the Zoning Ordinance Article 21 Section 5.9.

RECOMMENDATION: It is recommended that the City Council adopts the attached resolution.

BACKGROUND: Citizens from the High Street Association (HSA) have presented a project to the Architectural Review Board (ARB) for the installation of informational signage on historic houses, focusing on High Street. The project was reviewed by the ARB in October 14, 2020; recommendations were made by the board for changes and further considerations about details. Staff, Terry Ammons (architect to the ARB) and the HAS met to discuss these changes. Mr. Ammons created a prototype post mounted sign which took influence from existing signage in the City to fit in with those existing signs.

The Zoning Ordinance, Article 21, Section 5.9 is a signage exemption for “Commemorative plaques and historic markers recognized by the City.”

The project will be reviewed by the ARB again on May 12, 2021.

COST TO CITY: None

BUDGETED ITEM: N/ A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: May 18, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: Petersburg's Architectural Review Board

AFFECTED AGENCIES: Planning and Community Development, Tourism

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Zoning Ordinance Article 21, Section 5.6

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS: ARB discussion letter in regards to the October 14, 2020 ARB meeting, memo outlining specifications of the signs, two photos of the prototype made by Terry Ammons, image of old City seal

STAFF: Department of Planning & Community Development (Historic Preservation)



City of Petersburg

Department of Planning and
Community Development
135 N. Union Street, Room 304
Petersburg, Virginia 23803

Kate Sangregorio
Preservation Planner
804-733-2314
ksangregorio@petersburg-va.org

December 15, 2020

The High Street Association
C/O Bruce Donald
533 High Street
Petersburg, VA 23803

RE: Discussion of Historic Signs on High Street – Old Towne Historic District

Dear members of the High Street Association,

Thank you for your Application for Discussion for the installation of historic marker signs on High Street, located within the Old Towne Historic District. Your request was discussed at our Architectural Review Board (ARB) meeting—Wednesday, October 14, 2020.

Many of the details about the historic markers and the process for their installation were discussed with Ms. Huntjens. One point of concern was preventing the street from looking too busy and distracting if a lot of houses have these signs. Another point of discussion was the need to be confident that the signs will still look good in the years to come. A suggestion was made to use one of Petersburg's old City Seals in place of the image on the existing Building Plaques, since this is a separate project from the existing plaques. The ARB wishes to have a vetting process established to ensure that historically significant sites receive recognition and that content is accurate before they are installed. ARB member Mr. Terry Ammons agreed to assist in preliminary discussion meetings or a committee with the High Street Association for these reasons.

This project will need approval from City Council before the signs can be installed, because the Zoning Ordinance allows an exception for signage for "Commemorative plaques and historic markers recognized by the City." (Article 21 Section 5.9). Ms. Huntjens agreed that many of these kinks should be worked out before the project is reviewed by City Council.

Should you have questions or concerns regarding this matter, please feel free to contact this office at (804) 733-2314.

Respectfully,


Kate Sangregorio
Secretary to the ARB

cc: Reginald Tabor, Interim Planning Director
Sandra Robinson, Zoning Administrator



City of Petersburg

Department of Planning and
Community Development
135 N. Union Street, Room 304
Petersburg, Virginia 23803

Kate Sangregorio
Preservation Planner
804-733-2314
ksangregorio@petersburg-va.org

From: Kate Sangregorio, Preservation Planner

Date: May 5, 2021

RE: **Specifications for Historic Signage**

**Subject to change after review by the Architectural Review Board on
May 12, 2021**

Signs and posts:

- 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, which should 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
- The preference is for the property owners to retain ownership and perform maintenance on the signs, rather than the City

Installation:

- Generally installed just inside the house's property line, but should be reviewed on a case-by-case basis to see if other means of installation is appropriate
- Sign location should not infringe right-of-way on the sidewalk, and should not encourage visitors to walk on private property
- Will not be installed for every house, so they are not expected to crowd the street
- Should eventually be installed in other areas of the City







City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: May 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Kenneth Miller, Interim City Manager

FROM: Anthony Williams

RE: **Consideration of a motion to authorize the City Attorney and City Manager to conclude Petersburg Circuit Court Case No.'s CL20-1127, 1128, 1129, and 1130 in accordance with the recommendation of the City Assessor.**

PURPOSE: To authorize the City Manager and City Attorney to conclude Petersburg Circuit Court Case No.'s CL20-1127, 1128, 1129, and 1130 in accordance with the recommendation of the City Assessor.

REASON: The City currently has litigation in four erroneous real property tax cases. Terms have been proposed by the Plaintiff's counsel which have been proposed by the City Assessor for resolution of the cases.

RECOMMENDATION: Approve the Motion.

BACKGROUND: The City currently has litigation in four erroneous real property tax cases. Terms have been proposed by the Plaintiff's counsel which have been proposed by the City Assessor for resolution of the cases.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: City Assessor's Office

AFFECTED AGENCIES: City Assessor's Office

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 18, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH:

FROM:

RE: **Consideration of a resolution in support of continuing operations at the Riverside Regional Jail.**

PURPOSE:

REASON:

RECOMMENDATION: City Council approve the resolution in support of continuing operations at the Riverside Regional Jail.

BACKGROUND:

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 5/18/2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Resolution of Support for Riverside Jail

**A RESOLUTION IN SUPPORT OF CONTINUING
OPERATIONS AT THE RIVERSIDE REGIONAL JAIL.**

WHEREAS, Riverside Regional Jail houses inmates from Petersburg; and

WHEREAS, Riverside Jail Authority (RRJA) is the governing body of the Jail; and

WHEREAS, RRJA has been notified by the Board of Local and Regional Jails that the Jail Review Committee has recommended that the Jail be decertified, and its incarcerated individuals sent back to their locality of origin for incarceration; and

WHEREAS, The Jail houses over 1,300 local, state, and federal inmates per day and processes 22,000 inmates per year; and

WHEREAS, nearly one half of the inmates at the Jail have serious mental health conditions and over two-thirds are on physicians prescribed medications; and

WHEREAS, RRJA spends over \$6 million in local funds annually on inmate medical and mental health services and partners with a national corrections health care company to provide treatment and care; and

WHEREAS, RRJA Board hired Larry Leabough as the Jail Superintendent in June 2020; and

WHEREAS, Superintendent Leabough has made great strides to improve all facets of the facility, from inmate health care and mental health services to inmate safety and programming making sure all requirements and expectations are met; and

WHEREAS, RRJA is a leader in enrolling inmates in Medicaid which benefits them both while incarcerated and upon reentry into the community; and

WHEREAS, in the last year, the Jail has passed unannounced Department of Corrections audits related to health care and mental health screening and services as well as three comprehensive federal agency audits; and

WHEREAS, for the past two years RRJA has continued to develop and implement compliance measures, file quarterly reports with the Board of Local and Regional Jails, perform well in unannounced state inspections and house hundreds of state responsible inmates and federal inmates without complaint; and

NOW, THEREFORE BE IT RESOLVED: That the City Council of the City of Petersburg on the 18th day of May 2021, does hereby support continuing operations at the Riverside Regional Jail and does hereby support the Riverside Regional Jail Authority in their efforts for the Riverside Regional Jail to remain certified.