



City of Petersburg Virginia

www.petersburgva.gov

City Council Meeting

December 9, 2025
Petersburg Library
201 W. Washington Street
Petersburg, VA 23803
5:00 PM

City Council

Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2
Marlow Jones, Councilor – Ward 1
Charles Cuthbert, Jr., Councilor – Ward 4
W. Howard Myers, Councilor – Ward 5
Annette Smith-Lee, Councilor – Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

City Administration

John "March" Altman, Jr. - City Manager
Anthony Williams - City Attorney
Tangi R. Hill - City Clerk

-
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. Presentation of Proclamation to the Family of Deacon Edward Reuben Riley – Page 3
 6. **Responses to Previous Public Information Posted**
 7. **Approval of Consent Agenda (to include minutes of previous meetings):**
 - a. Minutes of Previous Meeting: - Pages 4-33
 - November 18, 2025 Closed Session Meeting
 - November 18, 2025 City Council Meeting
 8. **Presentations**
 - a. Presentation from Virginia Economic Development Partnership – Pages 34-55
 - b. FY25 Annual Comprehensive Financial Report
 9. **Official Public Hearings**
 - a. A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund – Pages 56-57
 - b. A Public Hearing for Consideration of an Amendment to the FY26 General Fund – Pages 58-59
 - c. A Public Hearing for Consideration of an Ordinance to Appropriate Funds for the Courthouse Construction Project – Pages 60-61
 - d. A Public Hearing for Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Clarifying and Updating Regulations on Recreational Substance Retail Uses by Defining Vape Shop and Cigar Lounge Uses and Specifying Their Allowance in the City – Pages 62-78
 - e. A Public Hearing for Consideration of an Ordinance to Approve a Request by Rudalma Mata, on Behalf Ruth Investments, LLC, to Rezone Property at 318 Irving Street, Parcel ID 006050012 from the M-2, Heavy Industrial District to R-3, Two-Family Residence District – Pages 79-111

- f. Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and I AM POWER to Purchase the City-Owned Properties at 35 and 17 Bank Street, Located in Petersburg, VA – Pages 112-189

10. 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**

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

12. Items removed from Consent Agenda

13. Finance and Budget Report

14. Unfinished Business

- a. Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Updating and Clarifying Sign and Advertising Regulations to Address Ongoing Complaints and Issues Pertaining to Certain Advertising Devices Throughout the City – 190-227
- b. 2026 Legislative Agenda – Pages 228-241
- c. Adoption of the FY2027 Budget Calendar – Page 242

15. New Business

- a. Consideration of a Joint Resolution to Change the Name of Petersburg Community Corrections to Gateway Justice Services – Pages 243-245
- b. Consideration of Appointment to Fill an Unexpired Term on the Petersburg Arts Council – Pages 246-248

16. City Manager's Report and Special Reports

17. Business or reports from the Clerk

18. Business or reports from the City Attorney

19. Adjournment

Petersburg



Virginia

Proclamation

IN MEMORY OF DEACON EDWARD REUBEN RILEY

WHEREAS, the City of Petersburg pauses to honor the life and legacy of Deacon Edward Reuben Riley, who entered eternal rest on October 14, 2025; and

WHEREAS, born December 12, 1947, to the late Reginald and Erma Riley, Edward was educated in the Petersburg Public Schools, graduating from Peabody High School, Class of 1966, and later earned an Associate Degree in Business Administration from Saint Leo College at Fort Lee; and

WHEREAS, he served faithfully in the United States Army and completed 20 years of honorable military service with the United States Air Force before continuing 37 years of dedicated employment with the United States Postal Service; and

WHEREAS, known for his warmth, humor, and love for people, Deacon Riley never met a stranger. He found joy in his family, faith, and friendships, cheering for his beloved Washington Commanders and cherishing every moment spent with his devoted wife Celestine Riley, their children, grandchildren, great-grandchildren, and a host of relatives and friends; and

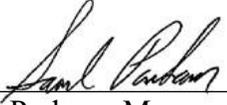
WHEREAS, Deacon Riley was ordained at Rocky Mount Baptist Church on July 15, 2012, where he served faithfully, sharing his humor, warmth, and compassion with all he met; and

WHEREAS, his life was marked by faith, hard work, and love for his community—values that will continue to inspire his family, church, and all who knew him.

NOW, THEREFORE, I, Samuel Parham, Mayor of the City of Petersburg, Virginia, and on behalf of the City Council, do hereby proclaim Saturday, October 25, 2025, as a day of remembrance in honor of Deacon Edward Reuben Riley, recognizing his faithful service to God, his family, his community, and his country.

BE IT FURTHER RESOLVED, that this proclamation be presented to the Riley Family as an expression of the City's deepest condolences, love, and appreciation for a life well-lived and a legacy that will endure for generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Petersburg to be affixed this 25th day of October, 2025.



Samuel Parham, Mayor

ATTEST:



Tangi R. Hill, Clerk to the Council

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, November 18, 2025, at the Petersburg Public Library. Mayor Parham called the Closed Session Meeting to order at 3:08 p.m. The meeting link is <https://petersburgva.new.swagit.com/videos/361313>.

1. ROLL CALL

Present:

W. Howard Myers, Councilor – Ward 5
Arnold Westbrook, Jr., Councilor – Ward 7
Annette Smith-Lee, Councilor - Ward 6
Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2

Absent:

Charles Cuthbert, Jr., Councilor – Ward 4 (Late)
Marlow Jones, Councilor – Ward 1 (Late)

Present from City Administration:

City Manager John March Altman, Jr.
City Attorney Anthony Williams
City Clerk Tangi Hill

A quorum of the City Council was present.

2. CLOSED SESSION

The purpose of this meeting is to convene in the closed session pursuant to:

- a. §2.2-3711(A)(3) of the Code of Virginia for the Purpose of Discussion or Consideration of the Acquisition of Real Property for a Public Purpose and the Disposition of Publicly Held Real Property Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, Specifically Including But Not Limited to the Acquisition and Disposition of Real Property; and
- b. §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 Actual or Probable Litigation and Specific Legal Matters Requiring the Provisions of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding the Legal Requirements of 15.2-953 of the Code of Virginia; Petersburg Circuit Court Case No.: CL25000409- 00; and Other Probable Litigation and Legal Matters Requiring the Advice of the City Attorney; and
- c. §2.2-3711(A)(6) of the Code of Virginia for the Purpose of Discussion or Consideration of the Subject Matter of the Investment of Public Funds Where Competition or Bargaining is Involved, Where, if Made Public Initially, the Financial Interest of the City Would Be Adversely Affected; and
- d. §2.2-3711(A)(29) of the Code of Virginia for the Purpose of Discussion Regarding

the Subject of Award of a Public Contract Involving the Expenditure of Public Funds, and Discussion of the Terms or Scope of Such Contract, Where Discussion in an Open Session Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body; and

- e. §2.2-3711(A)(1) of the Code of Virginia for the Purpose of Discussion Pertaining to Performance, Assignment, and Appointment of Specific Public Employees of the City of Petersburg, Specifically Including but Not Limited to Discussion of the Performance, Assignment, and Appointment of Specific Public Officers of the City of Petersburg

Vice Mayor Hill made a motion to enter into Closed Session for the purpose stated. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on roll call vote. On roll call vote, voting Yes: Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A; Absent: Cuthbert and Jones.

The Council entered Closed Session at 3:10 p.m.

Council Member Cuthbert arrived.

Council Member Jones arrived.

CERTIFICATION

Mr. Williams stated, “The Mayor would entertain a motion to conclude the closed session called today 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 state prior to the vote indicating the substance for departure in which he believes has occurred. This requires a roll call vote Mr. Mayor.”

Vice Mayor Hill made a motion to return the City Council to the open session and certify the purposes of the closed session. Council Member Cuthbert seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting Yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A; Absent: N/A.

2025-RES-053

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

The City Council returned to the open session at 5:36 p.m.

Mayor Parham entertained a motion to add a First Reading and Schedule a Public Hearing of an Ordinance to Appropriate Funds for the Courthouse Construction Project to the agenda.

Vice Mayor Hill made a motion to add a First Reading and Schedule a Public Hearing of an Ordinance to Appropriate Funds for the Courthouse Construction Project to the agenda. Council Member Myers seconded the motion.

Mayor Parham stated this is the first reading of an Ordinance to Appropriate Funds for the Courthouse Construction Project.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

Mayor Parham entertained a motion directing the Clerk to advertise and include this item on the agenda for the Council's December meeting for a Public Hearing, second reading, and consideration for adoption of an Ordinance to Appropriate Funds for the Courthouse Construction Project.

Vice Mayor Hill made a motion directing the Clerk to advertise and include this item on the agenda for the Council's December meeting for a Public Hearing, second reading, and consideration for adoption of an Ordinance to Appropriate Funds for the Courthouse Construction Project. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

Mayor Parham entertained a motion to add a motion to direct the City Manager to execute a purchase agreement to purchase tax parcel ID No: 054-320007, a 3-acre parcel in the rear of 314 South Blvd, owned by Temple Brith Achim, Trustees.

Vice Mayor Hill made a motion to add a motion to direct the City Manager to Execute a Purchase Agreement to Purchase Tax Parcel ID No: 054-320007, a 3-Acre Parcel in the Rear of 314 South Blvd, Owned by Temple Brith Achim, Trustees. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

Mayor Parham entertained a motion to direct the City Manager to Execute a Purchase Agreement to Purchase Tax Parcel ID No: 054-320007, a 3-Acre Parcel in the Rear of 314 South Blvd, Owned by Temple Brith Achim, Trustees.

Vice Mayor Hill made a motion to add a motion to direct the City Manager to Execute a Purchase Agreement to Purchase Tax Parcel ID No: 054-320007, a 3-Acre Parcel in the Rear of 314 South Blvd, Owned by Temple Brith Achim, Trustees. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved by an affirmative vote of all present.

3. **ADJOURNMENT:**

City Council adjourned at 5:38 p.m.

DRAFT

The regular meeting of the Petersburg City Council was held on November 18, 2025 at the Petersburg Public Library. Mayor Samuel Parham called the meeting to order at 5:38 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/361361>

1. ROLL CALL:

Present:

Samuel Parham, Mayor -- Ward 3
Darrin Hill, Vice Mayor -- Ward 2
Marlow Jones, Councilor -- Ward 1
Charles Cuthbert, Jr., Councilor -- Ward 4
W. Howard Myers, Councilor -- Ward 5
Annette Smith-Lee, Councilor -- Ward 6
Arnold Westbrook, Jr., Councilor -- Ward 7

Absent:

Present from City Administration:

City Manager John "March" Altman, Jr.
City Attorney Anthony C. Williams
Clerk Tangi R. Hill

2. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was present.

3. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

- a. Recognition of 2025 UNCF Keeper of the Flame Award Honoree Wayne Crocker, Director of Library Services, Petersburg Public Library

Mayor Parham recognized Wayne Crocker, Director of Library Services for his achievement of being honored with the 2025 UNCF Keeper of the Flame Award.

4. PRESENTATIONS

- a. Overview of Crater District Area Agency on Aging Services

Renata Sharnick, Chief Executive Officer of the Crater District Area Agency on Aging, provided the overview. She stated that the Crater District Area Agency on Aging proudly serves older adults and caregivers throughout the Crater region, including Petersburg. As part of Virginia's statewide network of 25 area agencies on aging, their mission is simple and essential: to help older adults remain healthy, independent, and safely in their homes for as long as possible. They serve adults 60 years and older, caregivers, and adults with disabilities. Their services promote independence, safety, and dignity for Petersburg's aging population. As of today, Petersburg's senior population 60 and over numbers approximately 7,995 residents.

Ms. Sharnick reported that last year, they served 1,080 older adults. Petersburg is one of the largest service areas in their region, and the needs of its aging population are growing rapidly. In the last fiscal year, they provided directly to Petersburg seniors 12,190 home-delivered meals, 619 congregate meals, 1,580 one-way transportation trips, 101 hours of care coordination, 357 hours of legal aid, 1,559 hours

of socialization and recreation, and emergency financial assistance to 30 older adults with overdue bills. These numbers reflect the substantial and increasing need for nutritious meals, safe housing, transportation, and emergency support.

Ms. Sharnick explained that through federal, state, and local support, Crater offers a wide range of essential programs for Petersburg's older adults, including home-delivered meals, congregate meals, transportation services, case management, homemaker services, insurance counseling, nutrition counseling, disease prevention and health promotion classes, school care program, senior Medicare patrol, and emergency assistance. She said that they have also expanded their programming and introduced new services, including care coordination, which includes safety repairs, home modifications, rent assistance, and accessibility improvements, as well as a chore program, home repairs, maintenance, and household support, respite, and caregiver support programs.

Ms. Sharnick stated that supporting older adults at home is both compassionate and cost-effective. By preventing premature nursing home placement and reducing avoidable hospital visits, Crater services save the City and the Commonwealth thousands of dollars per person each year. Investing in aging services multiplies community benefits by improving health, strengthening families, stabilizing housing, and reducing emergency spending. While they receive federal and state funding, local support is critical, especially as needs continue to rise.

Ms. Sharnick explained that the more financial support they receive from the City of Petersburg, the more older adults they can serve, the more meals they can deliver, the more homes they can make safe, and the more families they can help remain stable. Petersburg is home to nearly 8,000 older adults, and their needs are growing, and they depend on the services they provide. Crater District remains committed to working closely with the City of Petersburg to ensure that older residents can age with dignity, independence, and the support they deserve. She thanked Council for their partnership and continued dedication to the older citizens of Petersburg.

Mayor Parham thanked Ms. Sharnick for the presentation and for all that the Crater District Area Agency on Aging did for Petersburg.

5. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED

There were no items under this portion of the agenda.

6. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETING):

a. Minutes of Previous Meetings:

- November 5, 2025 Closed Session
- November 5, 2025 City Council Work Session

b. Adoption of the 2026 Petersburg City Council Meeting Calendar

c. Adoption of the FY 2027 Budget Calendar

d. First Read and to Schedule a Public Hearing for Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Clarifying and Updating Regulations on Recreational Substance Retail Uses by Defining Vape Shop and Cigar Lounge Uses and Specifying Their Allowance in the City

- e. First Read and to Schedule a Public Hearing for Consideration of an Amendment to the FY26 Grants Fund
- f. First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Rudalma Mata, on behalf of Ruth Investments, LLC, to Rezone Property at 318 Irving Street, Parcel ID 006050012 from the M-2, Heavy Industrial District to the R-3, Two-Family Residence District
- g. First Read and to Schedule a Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and I AM POWER to Purchase the City-Owned Properties at 35 and 17 Bank Street, Located in Petersburg, VA
- h. First Read and to Schedule a Public Hearing for Consideration of an Amendment to the FY26 General Fund
- i. Consideration of a Resolution Authorizing the City Manager to Execute a Lease Agreement Between the City of Petersburg and Mama's House Too, LLC for Property Located at 595 Old Wagner Road, Suites C & D (Tax Parcel 083-010805)

Council Member Cuthbert asked for clarification that the budget calendar would not be adopted as part of this Consent Agenda; rather, it would only be added as an item for Council to discuss at their next meeting.

- j. March Altman, City Manager, confirmed that it would be an item under New Business at Council's next meeting. He said that additionally, he would request Council to remove Item 8.i. Consideration of a Resolution Authorizing the City Manager to Execute a Lease Agreement Between the City of Petersburg and Mama's House Too, LLC for Property Located at 595 Old Wagner Road, Suites C & D (Tax Parcel 083-010805) from the Consent Agenda as well.

Vice Mayor Hill made a motion to approve the Consent Agenda without Item 8i. Council Member Cuthbert seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

7. OFFICIAL PUBLIC HEARINGS

- a. A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

Garry Cozier, Budget Manager, provided a brief summary of the item. He explained that this item was a public hearing for consideration of an amendment to the Grants Fund. The City had received two new grants for the current fiscal year. He said that the first grant was the Assistance to Firefighters Grant (AFG) from the Federal Emergency Management Agency (FEMA), in the amount of \$74,890.91 to the Petersburg Fire Rescue and Emergency Services Department.

Mr. Cozier said that the local match for this grant was \$7,489, and the grant would be used for purchasing personal protective equipment (PPE) cleaning equipment. He said that the second grant was for the Petersburg Bureau of Police, which had received a Department of Justice COPS Grant in the amount of \$5,664,825, which would cover the cost of hiring 17 sworn police officers. The federal government would fund these costs for three years. The total amendment to the Grants Fund would therefore be approximately \$5.7 million.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to approve the amendment to the FY26 Grants Fund. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

b. A Public Hearing for Consideration of an Amendment to the FY26 Petersburg City Public Schools Budget

City Manager Altman introduced the item. He explained that this request was to appropriate \$850,000 of the school construction grant that the school system received for the construction of Walnut Hill Elementary. There were no additional funds from the City required for this; it was simply a matter of budgeting and appropriating funds that the school system had previously received.

Mr. Cozier confirmed that was correct.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Matthias Greywoode, Chief Financial Officer for Petersburg City Public Schools,

Council Member Cuthbert stated that he noticed the elementary school was proposed to be built using the Public-Private Education Facilities and Infrastructure Act (PPEA) process. He asked if they had considered the design-bid-build approach instead.

Jovanim Martinez, Assistant Superintendent of Operations at Petersburg City Public Schools, answered that they currently were in the process of evaluating it through the PPEA process. They had received an unsolicited proposal through the PPEA process, so there was no bid and because of that it was just a design-build process.

Council Member Cuthbert said that his understanding was that the PPEA process could be more expensive than the design-bid-build process. This was because the lack of competitive bidding in the PPEA process did not allow for them to choose a less expensive option. He said that it may seem easier for the School Board to accept the first offer from a private entity because it was less work, but it may result in higher costs and a lack of transparency.

Council Member Cuthbert stated that an open, competitive bidding process would ensure transparency and cost-effectiveness. He reiterated his concern that PPEA was the wrong approach to construct this much-needed elementary school. He stated that they needed to table this item and have a joint meeting with the School Board to discuss it further in order to alleviate some of his concerns. He asked Mr. Martinez if he was wrong to have these concerns.

Mr. Martinez replied that the PPEA was a law enacted by the State of Virginia. He stated that there was transparency in the PPEA policy the School Board currently had, which allowed firms to submit unsolicited proposals. Once they did that, it opened it up for competitiveness. They had a 45-day window in which other competitive bids could be submitted, and that was the current stage they were at in the process. He clarified that the School Board had not moved forward with the specific proposal; they were

moving forward per the process they had in place. They currently had three proposals and a committee that would oversee the process, review the proposals, and make recommendations

Council Member Cuthbert asked why the School Board did not choose a design-bid-build approach.

Mr. Martinez said that it depended on a multitude of variables. They had a variety of delivery methods, and each had its pros and cons. They were currently evaluating the proposals as part of this current design-build process that was underway due to the unsolicited proposal. He noted that this could be a beneficial structure because the architect and builder would be working together rather than as two separate entities, which would be the case with design-bid-build.

Council Member Cuthbert said that his understanding was that the design-bid-build approach could be more cost-effective, and PPEA was typically more expensive. He recalled that they used the PPEA process for their new courthouse and the cost had risen considerably throughout the project. He said that even with the 45-day open bidding, the initial unsolicited proposal was ultimately chosen because they had the most experience with the proposal and had already established a warm relationship with the local government, so the other bidders were much less competitive. He reiterated that he thought Council should table this item and discuss all available options in a joint meeting with the School Board. He thought that design-bid-build was a feasible and preferable option.

Mr. Martinez noted that the impacts of tariffs would continue to escalate construction prices. If they chose to pursue the design-bid-build route, they would likely not be able to start construction for another year and a half or two years. Furthermore, PPEA has a financial component that they had already reviewed as part of the current process, and they were more on the beneficial side of design-build at present. He stated that this was a perfect opportunity to keep it moving and allow the process to work itself out. They had three proposals and a third-party steering committee that would assist in analysis of each proposal.

Mr. Martinez emphasized that this was a very transparent process without any closed-door meetings. He hoped Council would trust the School Division in handling the process and moving forward in constructing this elementary school. He stated that an additional factor was their School Construction Assistance Program (SCAP) Grant from the state, which had an expiration date. If they did not continue to make swift progress, they could risk losing that grant funding.

Council Member Cuthbert asked who the general contractor was for the initial proposal.

Mayor Parham called a point of order. He asked Council Member Cuthbert to stay on topic and only discuss the specific item of the amendment to the FY26 Petersburg City Public Schools Budget. He said that the details of the proposal was a conversation for another time.

Council Member Cuthbert reiterated that he would like to know who the general contractor was for the initial proposal.

Mr. Martinez replied that the contractor was Gilbane. He added that it was listed on the schools' website along with all other relevant information.

Council Member Jones expressed concern that there were many acronyms being referenced at the dais without definitions or explanations given to the public. He explained that the design-build process was meant for projects that needed to be delivered quickly, as the owner gave up control over the design and used the contracted architect rather than their own. He stated that the PPEA had funding available and capital available that was not in the public's budget, so it would not be taken from the community. He asked if Mr. Martinez could expand on what the PPEA would provide to the schools in this instance.

Mr. Martinez said that he would read the definition of the PPEA from the state's website. He stated that the Public-Private Education Facilities and Infrastructure Act was a Virginia law that enables public entities to form public-private partnerships for projects such as building, renovating, or equipping schools and other public facilities. It enables for the use of private sector expertise, funding, and risk to complete public projects more quickly, creatively, and cost-effectively. The Act allows for both solicited and unsolicited proposals from private entities.

Mr. Martinez explained that in simpler terms, once they entered into a contract on a design-build side, they were locked into a guaranteed maximum price (GMP). For example, if a project cost \$1,000, the GMP was \$1,000. If escalations occurred or they had change orders, the private entity was held to that amount. He said that Council Member Jones had accurately summarized the situation.

Council Member Cuthbert stated that he understood the GMP was good in theory when evaluating proposals, but with their courthouse project they had been told initially there would be a maximum of \$70 million and it was now at \$80 million. There was no guarantee until they signed the contract for a specific dollar amount.

Anthony Williams, City Attorney said that to clarify, the standard process for localities was design-bid-build. It was exactly what the title implied: They receive a design, put it out to bid, and then a contractor bids to build it. Conversely, PPEA was a process where a private entity proposed a design and their bid for a specific project. He said that however, the project was then open to other bidders for a specified period, typically 45 days. He noted that the City extended their courthouse project to 90 days to ensure transparency and competition. He stated that the PPEA process may give the initial proposer an advantage, but considering that the designer and builder worked together, it also could result in a better project. However, as Council Member Cuthbert noted, that process may also come with a higher cost. He acknowledged that it was a trade-off, but that was about as simply as he could describe the process. He clarified that both processes were permitted under the Code of Virginia and both had their own requirements.

Council Member Jones acknowledged there was legitimate concern about the costs of the projects in the City starting off at one price and then escalating rapidly beyond the initial budget. He believed there was consensus on that point. However, the School Division was simply requesting an amendment to the Schools Budget.

Mayor Parham clarified that at present, they had funds set aside through the grant they received from the Commonwealth of Virginia. These funds were currently necessary for them to initiate the process.

Council Member Jones said that in response to Council Member Cuthbert's request, he did not believe they should table this item right now. He believed they needed to get the ball rolling and they could revisit it at a later juncture as things progressed.

Vice Mayor Hill noted that there was still opportunity for other bids to come in for this project at this early stage.

Vice Mayor Hill made a motion to approve the amendment to the FY26 Petersburg City Public Schools Budget. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Mayor Parham thanked Mr. Martinez and Mr. Greywoode and said that Council looked forward to continuing these conversations.

- c. A Public Hearing for Consideration of an Ordinance to Amend and Re-Adopt Chapter 106 of the City Code to Include Article XIII – Local Disposable Plastic Bag Tax

March Altman, City Manager, provided an overview of the item. He stated that this evening they were conducting a public hearing to consider the imposition of a tax for plastic bag usage in the City. Following a request from Council Member Westbrook, Council and staff had discussed this matter, and they were moving forward with the proposal of an amendment to City Code, which would allow the City to establish a tax for certain disposable plastic bags. The intent was to assist with litter reduction in public and private properties. The proposed amendment would be made to Chapter 106 of the City Code. After the public hearing, the Ordinance would become effective 95 days after Council's date of approval.

Mr. Altman stated that they would then need to work with the Virginia Tax Commissioner's Office to certify the Ordinance. The proposed tax would be a \$0.05 tax for each disposable plastic bag provided to consumers of tangible personal property, such as at grocery stores, convenience stores, drug stores, and other establishments. Staff was requesting this evening to conduct the public hearing to solicit public input, but staff would also like to request that Council table the matter once that was completed in order to have an opportunity to meet with the Commissioner of Revenue and discuss further the implementation of this Ordinance prior to bringing it back to Council's final consideration, which they anticipated would be in December.

Mayor Parham opened the public hearing.

Kenneth Lewis, 503 Mistletoe Street, stated that he would like to know what the operational benefit was in implementing this Ordinance. He asked what happened to the \$0.05 paid by the consumer and how it would be used to improve the waste management of plastic bags. He would appreciate an answer to that question, otherwise, he believed this issue should be tabled so they could explain to the public what the payment of \$0.05 additional cents would look like.

Julian Green, Jr. stated that his concern was centered around the current situation regarding the federal government's actions nationwide impact on local citizens trying to access basic necessities at the grocery store. He said that while it was possible that things may change in the future, he was concerned that the federal level would not make significant changes. As a result, they must be extremely vigilant. He said that rising water costs, increased lighting bills, and other costs of living needed to be considered.

Mr. Green stated that he wanted them to consider that people could not just carry everything in their hands when they bought things at the store. He said that they were already paying sanitation workers to properly dispose of waste, so he wanted them to be careful in terms of imposing these additional taxes and restrictions on citizens.

Anthony Williams stated that he would like to clarify that Code Section 106-503 references state code that specifically outlines the uses to which the revenues collected from this tax can be utilized. According to the state code, all revenue accruing to the City or County imposed under this tax shall be allocated for environmental cleanup, education programs aimed at reducing environmental waste, pollution mitigation, and providing reusable bags to recipients of the Supplemental Nutrition Assistance Program (SNAP) or the Women, Infants, and Children (WIC) Program. He said that it was worth noting that the tax was actually paid by the retailer, not directly by consumers.

Johnny Seku, 27 South Sycamore Street, said that he would ask that they consider how this tax would affect self-checkout lines.

Barb Rudolph, 1675 Mount Vernon Street, said that she had the same questions as Mr. Seku, and she appreciated Dr. Lewis's comments as well. She said that she had not read through the entirety of this item or the Ordinance, which she apologized for. She said that she thought that since this would have such a broad impact on all consumers, she thought maybe this should be tabled and circulated more throughout the community so people knew about it. She said that she certainly supported Council Member Westbrook's intention to improve the cleanliness of the City and be more environmentally friendly. She said that other states had more involved recycling programs and Virginia was not exactly at the forefront. She said that currently, this seemed too vague and there were a lot of variables.

Wendy Austin, High Street, said that she was thrilled to be in the City and involved, having worked in the community for 15 years and in the environmental sector. She commended Mr. Westbrook for his initiative in bringing this forward. She wholeheartedly agreed that the devil was in the details of the policy and implementation, and it was absolutely worth exploring further. She said that she also recognized the numerous benefits it would bring, as many communities had successfully implemented similar taxes on plastic bags, generating revenue and promoting good environmental stewardship. This could help educate the public on the impacts on their wildlife and the devastating effects of plastic ingestion on fish and wildlife.

Ms. Austin said that she firmly believed it was worth examining further and developing a policy and procedures that catered to their community members, who may face challenges in adapting to change. She was familiar with grants and funding opportunities, as well as the feasibility of implementing reusable bags in grocery stores. She would like to note that self-checkout systems often relied on self-honesty when the system asked questions about the number of bags used and whether they were bringing their own. She strongly supported this effort.

Kyle Haskett, 2936 Briarwood Road, said that he was a constituent of Council Member Westbrook. He understood the point of this tax was to improve the cleanliness of the City and reduce pollution, but he questioned whether this initiative would achieve that. He stated that it seemed the clearest solution was to stop using plastic entirely, as there were many other alternatives to plastic. He said that the costs of switching away from plastic should be borne by the businesses and not the citizens as well. He said that many other localities used cardboard and fabric instead of plastic, so options existed. He stated that ceasing the use of plastic would certainly clean up the City. He reiterated that the costs should be paid by the businesses and corporations producing and supplying the plastic instead of citizens paying at the register.

Sharon Johnson, 619 Summit Street, stated that she supported the initiative to take action regarding the issue of plastic bags. She noted that grocery shopping more than once or twice a week usually resulted in consumers having way too many plastic bags, and it was extremely wasteful. She agreed with the previous speaker that there were other alternatives to plastic, such as reusable or recyclable bags that cost as little as \$1. She reiterated that they should prioritize having paper and fabric bags available for consumers to use instead of focusing on taxing plastic bags. She noted that once there was an expectation for people to bring their own bags, it promoted responsible behavior and people would adapt.

Roselia Weaver-Roy, 2942 Homestead Drive, said that she was concerned that they already had higher food costs and real estate taxes, and this tax on bags just added to that burden. She said that the City's poverty rate was very high and the casino was supposed to be bringing in more revenue, yet they were discussing another tax. She said that she agreed that they needed to control the negative impact humans had on the environment, but they should consider another manner in which to achieve that.

Hadley Katzenbach, 301 South Jefferson Street, said that Aldi's was a very large chain of supermarkets. He said that before entering, everyone there was expected to bring their own bags. He said that while this was a tax, it was also an educational initiative to encourage people to bring their own bags. He said

that he been doing so for 20 years, so he did not understand the concern that this was imposing on people so much. He said that it was simply a matter of bringing one's own bags. He said that this was a win for everyone, and it also helped to keep their City clean, particularly since Petersburg was situated right on the river.

Mayor Parham closed the public hearing and the matter rested with Council.

Council Member Westbrook said that he was a strong supporter of this initiative and wanted to reiterate that he was committed to its success. He said that he had written down a lot of the comments stated by the public, but he would refrain from comparing this to other Cities. He simply wanted Petersburg to be a progressive City, and he believed this was a step in that direction. He understood that some people may feel it was an imposition, but he did not believe so. He explained that the state law provided for instances where assistance was available, such as for SNAP recipients, who could receive bags provided to them.

Council Member Westbrook said that businesses would get \$0.01 of the \$0.05 to help them adjust to the new regulations. He noted that there was also a 95-day grace period, allowing for information and adjustment before the new regulations took effect. This would give the public time to understand the changes and their impact. He did not think this would be a drastic measure, but rather a necessary step toward improving their City. They needed to clean up their City, and he believed this could be a beneficial investment for their future.

Council Member Westbrook stated that he would like to direct revenues from this tax to be allocated specifically for improving and cleaning up their gateways, rather than being unallocated in the general budget. This would allow them to make a tangible impact and improve the appearance of their City, which was especially important as they anticipated increased visitors starting in 2026, whether for the casino or other reasons. He was open to discussing this further with anyone one-on-one, and he would be hosting a Ward meeting in January to continue the conversation.

Vice Mayor Hill made a motion to table this item for further discussion. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Myers, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Council Member Westbrook said that to clarify to the public, nothing was set in stone with regards to this plastic bag tax Ordinance. They were looking to bring this item back in January, so he encouraged anyone with concerns to attend their January meetings to be part of this process.

- d. A Public Hearing for Carol Williams to Appeal a Decision Made by the Architectural Review Board that an Unapproved Shed in Front Yard of 214 South Adams Street in the Poplar Lawn Historic District Should Be Removed Until Its Permanent Location is Reviewed and Approved

Jared Crews, Acting Director of Planning and Community Development, provided a brief summary of the item. He stated that they this was a public hearing to address an appeal of a decision made by the Architectural Review Board (ARB). The appeal concerned a shed placed within a front yard at 214 South Adams Street. The question before Council was whether the decision of the Architectural Review Board should be reversed or upheld. If the decision was upheld, the applicant would be required to remove the shed from the front yard until they received approval on a Certificate of Appropriateness.

Mr. Crews provided background information on the case. The subject property was located at 214 South Adams Street, at the intersection of Adams and Tulip Alley. The shed was actually situated in the yard facing Tulip Alley, which was a public right-of-way. The original request to install a prefabricated shed in the property's rear yard had been submitted to the ARB in August. However, between the time the application was filed and the meeting was held, a shed had been placed in the side yard, which the City actually considered a front yard along Tulip Alley, a public right-of-way.

Mr. Crews explained that at the August meeting, the ARB had deferred action on the application, requesting additional information from the applicant on the permanent location of the shed. At the next meeting, the ARB had voted to deny the request based on the current placement of the shed and lack of information provided by the applicant. The design and dimensions of the shed had been deemed approvable, but the location of the shed had been deemed non-compliant with the Zoning Ordinance and the City's design guidelines.

Mr. Crews stated that the applicant had indicated that they would like to temporarily keep the shed where it currently was, with a proposed removal date of at least March, at which point she would bring updated plans to the ARB. From staff's perspective, allowing the shed to remain in its current location without enforcement of their Zoning Ordinance was a concern. The applicant had requested that the denial from the ARB be overturned.

Mr. Crews summarized that staff's perspective was that it violated their Ordinance in two ways. Firstly, the applicant did not have Architectural Review Board approval. Secondly, the shed would not be permitted in a front yard, regardless of whether it was located in a historic district or not. He said that Mr. Battiston from the ARB was also present to answer any questions and provide additional context on this case if necessary.

Mayor Parham opened the public hearing.

Joe Battiston, 1 South Sycamore Street, stated that if the ARB had been presented with a specific location for the placement of this shed, this item would not be before Council today. There was no plat to show where the shed would be, which was why it was denied. If the plat had been provided, the ARB would have been able to point to where it should be according to guidelines from the Department of Historic Resources, National Parks and Department of Interior. He requested Council to uphold the decision of the ARB. He stated that if the applicant needed a 30-day period to move the shed, that would be reasonable and allow enough time for her to return to the ARB and receive approval of the permanent location. He clarified that in no way was the ARB disapproving of the shed itself; it was just the location that was in violation of the Zoning Ordinance.

Barb Rudolph, 1675 Mount Vernon Street, recalled a previous City Council meeting during which they discussed a fence in this same historic district that was in violation of the Zoning Ordinance that applied to the entire City, not just the historic district. She understood that these regulations could infringe on the improvements people wanted to make to their properties, as she had dealt with it herself in Walnut Hill, but it was concerning when exceptions were frequently granted. She agreed with Mr. Crews that the location of the shed was a City-wide issue and Council needed to decide whether to uphold the Zoning Ordinance or keep making exceptions.

Hadley Katzenbach, 301 South Jefferson Street, said that he had attended the ARB meeting during which they reviewed this item, and he could confirm there was no clarity given. By the end of the discussion, everyone was shaking their heads in confusion about the information provided or lack thereof.

Mayor Parham closed the public hearing.

Council Member Cuthbert asked why they had seen so many appeals of decisions from the ARB this year and last year. He acknowledged that Council typically would uphold the ARB's decisions and exceptions were rare. He asked if there was a fee for filing an appeal.

Mr. Crews replied no; there was no fee required for filing an appeal. He said that from his perspective, two years ago was when he and Ms. Siodmak had joined the Planning Department and had attempted to improve the process for filing paperwork in terms of notifying applicants of decisions as well as their options for appealing those decisions.

Council Member Jones stated that he believed one of the reasons they were receiving more appeals was because people were not feeling empowered to file appeals until recently, despite it being their right. He stated his support for the ARB in this instance; however, he wondered if the ARB had taken the applicant's letter into consideration. He explained that the applicant had detailed their personal hardships that impacted their ability to provide information in a timely manner. He asked if staff would have considered this letter in their decisions.

Mr. Crews clarified that the letter was received after the ARB's decision. However, he would note that the applicant had the ability to request temporary approval due to financial hardship but had not done so. He reiterated that this issue was not only violating the design guidelines, but also the City Zoning Ordinance.

Council Member Jones emphasized that educating the public on these regulations was crucial to prevent these violations from occurring. He asked staff to consider sending notices to the public that explained how structures were not allowed in front or side yards, as mentioned.

Mr. Crews said that he completely understood Council Member Jones' point and believed staff had been sincerely trying to put that into practice. He explained that in this case, they met with the applicant before she had filed any applications and thoroughly reviewed all of the rules as they related to installing the shed. He said that she filed the application, the item was put on the meeting agenda, and then the shed was put in the front yard before a decision had been made. He clarified that in this particular case, it was not an issue of the applicant not knowing.

Council Member Jones made a motion to uphold the decision made by the Architectural Review Board that an unapproved shed in the front yard of 214 South Adams Street should be removed until its permanent location is reviewed and approved. Council Member Cuthbert seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- e. A Public Hearing for Carol Williams to Appeal a Decision Made by the Architectural Review Board to Deny the Construction of Stairs and a Walkway for a Subterranean Entrance at 214 S. Adams Street in the Poplar Lawn Historic District

Jared Crews, Acting Director of Planning and Community Development, provided a brief summary of the item. He explained that this was a separate request filed for the same property, with a similar question of whether to reverse the decision of the ARB. He said that in this case, reversing the decision would mean approving the work that was requested and denied.

Mr. Crews provided background information on the case. He explained that at the ARB's August meeting, they reviewed of a Certificate of Appropriateness application to construct a walkway and entrance to an existing crawl space on the home. From his understanding, it would turn it into a more livable basement

area. The application provided a written description of the request, but lacked detailed information on materials, design, measurements, and the overall scope of work. As a result, the case was deferred in September and ultimately denied due to the lack of provided information.

Mr. Crews stated that in this instance, the applicants requested that the decision be overturned because the applicant was currently unable to provide the necessary detailed plans. From the view in Tulip Alley, one could see the existing entrance to the crawl space. He said that as best he could understand, the idea was to dig, create a stairwell, and establish a full-size entrance into this portion of the home. He summarized that the reason for denial from the ARB was the lack of information regarding the scope of the work, design, materials, and potential impact on the foundation and structural integrity of the home.

Mr. Crews further explained that there was no information from an engineer demonstrating that the work could be safely done without structural impact or visual impact to the historic home. He discussed this with the City Building Official, who shared the same concerns. The presence of load-bearing components, including the chimney, made the Board uncomfortable with approving the proposal without engineered design plans.

Mayor Parham opened the public hearing.

Michelle Murrills, 131 South Market Street, stated that she was a member of the ARB. She said that the ARB did not give a formal denial, although if they did not give a clear yes, it was a no by default. She stated that they did not have enough details to approve it, but she wanted to provide some clarity in response to Council Member Jones' and Cuthbert's questions about these appeals to ARB decisions. She explained that the City had many older homes being bought for low prices, quickly renovated, and flipped, but no one was explaining that they were in a historic district.

Ms. Murrills said that Ms. Williams did know that because she met with Planning staff ahead of her requests for this property. However, there was a lot that needed to be said. They also needed to realize the various details of historic districts, and the ARB had a meeting tomorrow night during which she would review the borders of these historic districts in addition to Old Town and Poplar Lawn. She stated that for this particular case, the ARB required more details and Ms. Williams provided none other than the general request.

Joe Battiston, 1 South Sycamore Street, stated that a job of this type would require permits from the City, and the ARB required that same information in order to give approval. The ARB had deferred this item to September, and the policies they followed stipulated that if the applicant was not present or did not provide the necessary information, then it automatically was declined. The applicant could then reapply and come before the ARB again to get the necessary approval of denial with the appropriate information submitted. He explained that they never received the information needed, which was the same as what the Code Compliance Department would require in order to understand what materials would be used. He requested Council to uphold the ARB's decision and ask the applicant to provide the proper information for the ARB to review and subsequently make a formal decision and allow Ms. Williams to move forward with her intended work on her home.

Mayor Parham closed the public hearing and the matter rested with Council.

Council Member Jones asked if the ARB had a budget.

Mr. Battiston replied no; they had no budget.

Council Member Jones asked Mr. Crews and Mr. Battiston to consider some type of notification to distribute to homes as a proactive measure. He said that they could also post information on the City website.

Council Member Jones made a motion to uphold the decision of the Architectural Review Board to deny the construction of stairs and a walkway for a subterranean entrance at 214 South Adams Street. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- f. A Public Hearing to Consider Amendment to Ordinance Sections 106-8 and 106-10 Personal Property Tax to Change Due Dates, and Section 110-115 Change the Due Date for Vehicle License Fee

Brittany Flowers, Master Commissioner of Revenue, provided a brief summary of the item. She stated that this was a request for Council to change the personal property due dates. Personal property was defined as an asset that was owned and not permanently attached to land or building, including moving assets such as cars, motorcycles, boats, trailers, tangible personal property owned by business owners, leased equipment, and machinery and tools.

Ms. Flowers explained that for the personal property, they received a weekly download from the Department of Motor Vehicles (DMV) that captured updates for people who moved into the City, moved out of the City, traded in a vehicle, or sold a vehicle. She said that prior to 2014, the City of Petersburg had one due date, June 10. Currently, they had two due dates, February 28 and June 10.

Ms. Flowers said that she was requesting that this be changed; therefore, the first six months would be due in the sixth month of the year, and the last six months would be due in December. She said that as a pro-rating locality, this meant the City would bill the vehicle from the time one moved to the City, from another pro-rating locality, or the time one purchased a new vehicle in the City. She had compared pro-rating and non-pro-rating peer localities, as well. She stated that since she joined the City as Commissioner of Revenue in 2019, they had gotten all assessments for over 30,000 vehicles between January 17 and January 23, except for 2022 when third-party delays caused them to be completed late on February 4.

Ms. Flowers further explained the current challenges the City experienced with the February due date. These included delays from third-party assessment companies returning mass filings, two federal holidays in January resulting in delays, and weather conditions in January affecting operations. These factors in the past had forced the City to use the Code of Virginia §58.1-3912 where bills are mailed out 14 days prior to the bill being due, which was not fair to taxpayers. Additionally, business license taxes were due on March 1, per Code of Virginia §58.1-3703.1.

Ms. Flowers summarized the benefits of the proposed change. The benefits included reducing the number of abatements for citizens trading or selling vehicles mid-year, allowing installment payments prior to due date to reduce penalties and interest, preventing the need of using Code of Virginia §58.1-3912, and simplifying the billing cycles for taxpayers and businesses.

Mayor Parham opened the public hearing.

Kenneth Lewis, 503 Mistletoe Street, stated that changing the date of the tax due dates would not change the fact that the City would receive the payments. He said that his preference would be for the City to

collect taxes in April and October. He said that he did not think it was appropriate for the due date to be near the holidays in December.

Barb Rudolph, 1675 Mount Vernon Street, said that her initial reaction to this change was the same as Dr. Lewis' concern. She said that she felt there were a lot of things due in December with this change, so waiting until February gave a bit of reprieve. She said that however, Ms. Flowers was looking out for the citizens as much as she could, and her past efforts demonstrated that. She said that based on Ms. Flowers' performance, she was inclined to support her request. She said that her only remaining question was regarding the effective date, so she would like to know when this change would be implemented.

Mayor Parham closed the public hearing and the matter rested with Council.

Vice Mayor Hill asked Mr. Altman if this change would have budgetary impacts.

City Manager Altman said that from a budgetary perspective, he believed that they should be able to adopt this without issue. When considering the fiscal year, this approach aligned with their budgeting calendar. He said that this would not be implemented in the next couple of weeks, it would be adopted for next year.

Vice Mayor Hill asked how and when they would notify the public of this change.

City Manager Altman said that they would be doing education and outreach in the next year to prepare. He said that they had plenty of time to do so.

City Attorney Williams asked for Council to ensure that in the motion to approve the change that they specify the effective date.

He said that Mr. Councilman Cuthbert was about to leave the floor when Councilman Jones made a motion. He said that his questions had been addressed, and he appreciated the clarification.

Council Member Cuthbert made a motion to approve the amendment to Ordinance Sections 106-8 and 106-10 Personal Property Tax to change due dates, and Section 110-115 change the due date for Vehicle License Fee, effective July 1, 2026. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Myers, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

g. A Public Hearing to Vacate an Alley Between 223 and 227 Kentucky Avenue

March Altman, City Manager, provided a brief summary of the item. He explained that the applicant had requested to vacate an undeveloped portion of an alley between 223 and 227 Kentucky Avenue. The five additional feet requested would allow her to create a buildable lot. Currently, there was not enough road frontage to create a conforming lot, and the vacation would allow the lot to meet the Zoning requirements. There were no utilities in the alley and Public Works had recommended approval of the request to vacate.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Council Member Jones asked why this portion of the alley was not part of the property in the first place. He asked if it had some other type of use in the past.

City Manager Altman stated that this was an older alleyway that originally served as an access point to the back of the property, but with their modern Zoning Ordinance it was no longer necessary.

Council Member Jones asked if they had made sure there were no unintended consequences with adding this section to make it a buildable lot. He said that his main concern was stormwater flow in this area.

City Manager Altman as part of the building process, building codes required positive drainage to be implemented. He said that this meant that the builders would need to address the issue of water flow away from the foundation if a house was built on this parcel. They also could not impede the flow of a waterway or conveyance; therefore, they would need to address this through the building process, as part of obtaining the building permit.

Council Member Jones made a motion to approve the request to vacate the alley between 223 and 227 Kentucky Avenue. Council Member Cuthbert seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- h. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and Zebrina Meade for the Development of 746 Mount Airy Street; K&K Beginnings LLC for the Development of 110 Spruce Street; Entrusted Visions LLC and Fetko Properties LLC for the Development of 126 Kentucky Avenue, 704 and 706 Wesley Street; Skye is the Limit Residential Services LLC for the Development of 137 Franklin Street; Anthony Jackson for the Development of 724 Harding Street; and New Town Station LLC for the Development of 321 Witten Street

Brian Moore, Director of Economic Development, provided a brief summary of the item. He explained that this was a consolidated item from the previous meeting. The packet materials had been reviewed and approved by the City Attorney and the City Manager. Presented to Council today were the consolidated cut sheets. All of these properties were being developed by local individuals who were offering 100% of the property value as desired, and they would all be building single-family housing.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to adopt the Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the sale of a City-owned property to Zebrina Meade for the Development of 746 Mount Airy Street; K&K Beginnings LLC for the Development of 110 Spruce Street; Entrusted Visions LLC and Fetko Properties LLC for the Development of 126 Kentucky Avenue, 704 and 706 Wesley Street; Skye is the Limit Residential Services LLC for the Development of 137 Franklin Street; Anthony Jackson for the Development of 724 Harding Street; and New Town Station LLC for the Development of 321 Witten Street. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

8. PUBLIC INFORMATION PERIOD

Julian Green, Jr., 1625 Blair Road, stated that he wanted to inform Council that as the Co-Chair of the Board of Directors for the Peabody Academic Learning and Development Center (PALDC), they were engaging in a conversation about ensuring they would have someone attending every Council meeting to represent their organization. He emphasized that the entire campus of Peabody was of the utmost historic integrity and was essential to preserve and maintain. He stated that he wanted to embody the philosophy of John Lewis, who promoted engaging in "good trouble" in order to achieve change. He stated that they would stand up, speak up, and speak out for Peabody in order to effectively communicate how much the academic institution meant to the community. He asked Council to consider the motto, "do to others as you would have them do to you."

Kenneth Lewis, 503 Mistletoe Street, stated that he was speaking on behalf of the Peabody property. He said that he wanted to inform Council of the equine defecation desecration of the Peabody property. He explained that there was a local company that provided horse-drawn carriages for funeral processions, and they recently noticed that the company had brought their horse trailer to Peabody, allowing their horses to deposit their waste on the campus, and then dumped it into the Giles B. Cooke property.

Dr. Lewis stated that he believed this was a grave disrespect to a national registry site such as the Peabody campus. None of the Council Members would tolerate this at their own homes or in their neighborhoods. They would not want to see horse waste on their lawn or in their community. They did not want it in the colored neighborhoods of Halifax Street and Mistletoe Street. He urged Council to instruct the company to dispose of their horse waste elsewhere. He also requested that the Fire Department cease hosing down the building and find an alternative location for their training.

Dr. Lewis stated that furthermore, he requested for full disclosure of the events leading to the Virginia Department of Historic Resources' letter to the Timmons organization, instructing them how to tear down the entire Peabody complex. He said that they had a copy of that letter and were puzzled as to why they did not understand the significance of the Peabody campus. He stated that this was the oldest public high school for Black children in the United States, and it could be saved and repurposed.

Dr. Lewis stated that they had seen successful repurposing of other historic sites in the area, such as Carver High School in Chesterfield County, Southside High School in Dinwiddie, and Paul Laurence Dunbar High School in Lynchburg. He said that when they Googled "oldest public Black high school," the result was not Paul Laurence Dunbar High School in Washington, D.C., but rather Petersburg's own Peabody campus.

Dr. Lewis implored Council to stand with them and save this historic site, which was a testament to the literacy and education of African Americans 200 years ago, when their forefathers were forbidden to read and write due to Virginia's anti-literacy laws.

Barb Rudolph, 1675 Mount Vernon Street, suggested that Council consider inviting Dr. Lewis to present on the history of Peabody and its legacy as the oldest Black high school in the country. He had given several presentations in the past, and they were very worthwhile. She hoped he would be willing to do it again if Council would welcome him. She said that on another note, she wanted to discuss the piecemeal information provided to the public on some City projects.

Ms. Rudolph said that one example was the animal shelter. She recalled that the first proposal for the animal shelter included some COVID-19 emergency relief funding that would be used for the project, and then was in the Capital Improvement Plan, then the revenue-sharing plan from the casino. She said that it also was part of their earlier bond issuances for the courthouse, and now it the state was giving them money. She said that it was extremely difficult to track the progress and she just wanted to understand what had changed and why. She requested that Council provide some kind of guideline for these types of projects so the public could see how they progressed.

Kimberly Booker, 1501 West Washington Street and 210 Walnut Boulevard, said that she represented the workforce and job recruitment initiatives for Live Casino. She said that they had a very ambitious initiative to have 800 employees at the opening of the temporary casino by the last week of January. To date, they had hosted four different hiring events. She said that she was hoping that everyone in attendance today, as well as the elected officials, and those with families and social circles, would do them the great service of letting people know about the recruitment center located on West Washington Street.

Ms. Booker said that if they saw her after this event, she could share their recruitment card with a QR code, making it very easy for anyone interested to apply for positions that were up to date. In fact, last week, they had a three-day job fair at the recruitment center, and they were able to service approximately 400 applicants. Of those applicants, their statistics were looking very promising, with about 27% converting into employees.

Ms. Booker said that one of her main initiatives and passions was that the people of Petersburg take advantage of this opportunity. This was her third casino project that she had worked on, and she did not think the residents of Petersburg fully understood the benefits they could gain from this. However, the multiplier effect when a casino, hotel, and entertainment complex came to one's doorstep was truly phenomenal. The multiplier effect would outlive them all.

Ms. Booker stated that with that said, and having worked on the MGM project in Maryland, she was hoping and asking that each and every person in Petersburg make this a part of their circle, their conversations. She said that if they had any questions, she would like to let everyone know that they were in the process of putting together an informational hiring forum that would allow anyone to ask their questions, and also afford elected officials, community leaders, and business leaders to be in attendance, so that they could come together and make sure that the residents of Petersburg, the Tri-City area, and their impact area took advantage of this wonderful employment and wealth-building opportunity.

9. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL

Council Member Cuthbert asked Mr. Van Voorhees to show the video of the aftermath of the Colonial Heights Police Department's decision to chase a speeding vehicle on South Adams Street, which apparently led to the vehicle entering the circle at the intersection of South Adams and Marshall. He said that anyone wishing to see the full video could contact him and he would send it to them.

Council Member Cuthbert explained that the pursuit had been initiated by the Colonial Heights Police Department, as they had identified a vehicle traveling at 70 miles an hour on the boulevard in Colonial Heights and had chased it into downtown Petersburg, crossing the intersection of Adams and East Washington, and continuing on South Adams until the eluding lead car reached Marshall Street.

Council Member Cuthbert said that he suspected that the car, which was a Tesla, had lost control when attempting to navigate around the intersection of Marshall and South Adams, crashed into a tree, burst into flames, catching the tree and house on fire. He said that police departments initiating pursuits outside of the City and chasing the speeding vehicle into Petersburg was a serious concern. He thought perhaps the police considered it a success because the vehicle ultimately came to a stop, but it came with a serious toll.

Council Member Cuthbert continued to report that he had sent the City Manager a table of past due taxes with a number of blanks, and he had also distributed a copy to all Council Members. He asked if it was feasible for staff to provide this information to the Council before the Council's meeting on January 21, 2026.

City Manager Altman replied yes; when he received it from Council Member Cuthbert today he then forwarded it to the Finance Department, who would forward it to their auditor to get that information.

Council Member Cuthbert said that would be great and he thought it would be very helpful. For the public's benefit, he would like to highlight the table he had sent to the City Manager, which had two columns. One column tracked taxes that were 90 days or more past due for Fiscal Year 2023-2024, including real estate taxes, personal property taxes, meals taxes, lodging taxes, and machinery and tools tax. He suspected that the total amount of past due taxes was substantial. To provide context, he would like to compare this data to the same information from the previous fiscal year, so they could see if there was an increase or decrease in past year taxes.

Council Member Cuthbert asked the City Manager if he could please bring a proposal to the Council regarding charging a fee for appealing the decision of the ARB to the December 9 meeting.

City Manager Altman replied that yes, staff could bring a proposal forward. He said that another option they had was to include it in the Zoning Ordinance, which was currently being rewritten. They could include it in that document and Council could approve it all at once, or they could do it earlier.

Council Member Jones announced that he would be kicking off his 2026 campaign for City Council today, and he invited anyone who wished to run against him for this seat to come forward and engage in the process alongside him. He stated that he was not here for satisfaction, which was a temporary feeling leading to temporary compromises that did little to address the root causes of their challenges. He emphasized that he was trying to build a community with the safety and tools for citizens to satisfy themselves with a voice and pathway to do so.

Council Member Jones stated that Council had been working together despite their differences and the City was now moving forward better than he had seen in his lifetime in Petersburg. He stated that the momentum of the City could not be stopped now, and he wanted to make sure that everyone got a piece of it and felt like they were part of the winning team, without anyone feeling left out. He added that he had been encouraged by his colleagues to start law school in 2026, so he wanted to thank everyone for their support. He additionally gave his thanks and appreciation to the Fire Department and Police Department for their incredibly quick responses. He gave his condolences regarding the death of a Department of Corrections officer who had recently been killed on the job. He asked everyone to please stay safe and spend time with their loved ones.

Council Member Westbrook stated that he would like to continue promoting the achievements at Petersburg High School. He said that their football team was set to host its second playoff game this weekend, and he encouraged everyone to come out and support them on Friday. The basketball team was ranked number six in the country, and the eyes were indeed on Petersburg for athletics. Furthermore, he would also like to highlight the school's speech and debate team, coached by Ms. Terri Smith.

Council Member Westbrook announced that they were hosting their third annual speech and debate tournament on December 13, and he urged everyone to come out and see over 75 Virginia high schools participating in this event. The tournament would be held at the high school, and the debate tournament would be held at Vernon Johns. It would take over the entire complex, and he encouraged everyone to support the students in the sport of exercising the mind and engaging in verbal discourse. He asked that anyone interested in judging the event please reach out.

Council Member Westbrook stated that he would like to address the concerns about speeding on Dupuy Road. He said that this issue had been ongoing, and he had gathered feedback from residents on Election Day. He said that he had met with Chief Miller and the City Manager, and they had been able to get stop signs installed at the corner of Pleasants Lane and Dupuy. However, the issue persisted, and many residents were still running through the stop signs. He urged residents of 7th Ward to be aware of the four-way stop at that intersection and to exercise caution. If necessary, they may consider installing rumble strips or speed bumps to slow down speeding in the area.

Council Member Westbrook stated that also, he would like to address the misinformation circulating about the animal shelter. He said that he had heard questions from the community asking why they decided to build an animal shelter over a homeless shelter. He clarified that the animal shelter was a state mandate, and they had been required to prioritize it to avoid being sued. If the public had concerns about the animal shelter being mandated while a homeless shelter was not, he encouraged everyone to take that conversation to the General Assembly and the Governor's Office.

Council Member Westbrook said that Ms. Rudolph had brought up concerns about the funding sources and allocations for the animal shelter, and he supported her on that point. However, he wanted to shed some light on the reason they were building the animal shelter in the first place. He noted that there was also a history of how homeless shelters had been used in the past in Petersburg, dumping people from other localities and depleting their local Social Services. It was a long story that could be discussed, and he would encourage anyone concerned about this to reach out to the City so they could provide more information.

Council Member Westbrook stated that they would love to agree or disagree on the issues, but that should focus on the facts so that everyone understood the true information and was not misled by misinformation, which he had noticed had become quite prevalent online. He said that on another note, leaf pickup for Ward 7 was approaching. He asked everyone to please rake their leaves to the corner of the yard as they needed to be removed from the drainage ditches to allow the vacuums to collect them. Their date for the 7th Ward was December 1 through December 5.

Council Member Westbrook stated that also, he wanted to continue exploring the potential of artificial intelligence (AI) tool usage across City departments. He would continue to advocate for this, just as he had with the plastic bag tax this year. He said that he would keep pushing for the City to stay ahead of the curve and utilize AI to improve their services. It was not something to be feared; it was a tool that can be used to their advantage. He said that it can make their lives better, not worse. He believed it was essential for everyone, from their seniors to their middle-aged citizens to the younger population, who often used AI without realizing it.

Council Member Westbrook urged everyone to look out for their seniors during the cold winter months, as winter could be a challenging time for them. He said that he wanted everyone to check in on their senior friends and family over the next three months. He stated that his last point was that he wanted to emphasize the importance of public forums. He explained that before social media and podcasts, citizens would gather in public spaces to discuss problems, share ideas, and shape decisions. Public conversation had been the foundation of their democracy since its inception. Throughout history, people had come together to discuss and resolve issues.

Council Member Westbrook emphasized that this was not just a right, but a fundamental aspect of their civic life. He said that as they moved forward, he encouraged everyone to participate in public forums and engage in open and respectful dialogue. He noted that this was true across the ancient world and continued into their modern society. He stated that coming to speak at their City Council meetings was not just their right to have freedom of speech, it was their contribution to a stronger, more connected Petersburg.

Council Member Westbrook said that he wanted to encourage the expression of positive feedback about the work they were doing as a Council and a City. He said that he was tired of seeing negative comments about Petersburg on Facebook, and he wanted to encourage the expression of positive feedback about the work they were doing as a Council and a City.

Council Member Myers expressed his deep gratitude for all the condolences regarding his father's passing. He said that he was grateful that many of them had taken the time to visit his family and offer their condolences. As he had mentioned earlier, he had moved to Petersburg 22 years ago, and they accepted

him as family, so he was especially thankful to have them there at his father's funeral. It was truly humbling to see how much support he had received.

Council Member Myers said that he would like to extend a special thank-you to Richard Harris, who had been instrumental in transforming their City. He would also like to recognize Steve Stinson, their Interim Works Director, and Delvonte Frenzley, their HR Director, Babette Hammond, and Maureen Smith-Scott, who had been doing a remarkable job in addressing their homeless situation. He would also like to give a shout-out to Chief Miller and Chief Christian, and he would like to acknowledge Jamie Fagan and Joanne Williams for their efforts in transforming downtown in Petersburg.

Council Member Smith-Lee announced that Ward 6 would be hosting a joint meeting with Ward 7 on January 13, 2026 at the Petersburg Public Library. She said that she hoped all was well with those who were on furlough and that they were doing okay after being away for 45 days. She said that she would also like to take a moment to pay her respects to her neighbor, Charlotte Ann Gould, who had been a part of their community since she was four years old. She said that she was sending her condolences to the Castell family. She said that she would also like to extend a shout-out to retired Colonel Joyce Jr., who was doing a phenomenal job as the ROTC instructor at Petersburg High School.

Council Member Smith-Lee said that she was a classmate of hers, having graduated in 1979, and she was so proud of the work she was doing. She said that she would also like to thank Larry Murphy for his continued support. She said that she would also like to thank Pat Hines for her efforts in getting the shelter up and running in Petersburg. If anyone was able to make a donation or offer assistance, please do so. She said that she would like to take a moment to reflect on the pride their City had always had in its schools and athletes.

She reported that the Petersburg Crimson Wave football team was heading to their semi-final playoffs against Hopewell Blue Devils. She noted that this was a prominent rivalry and a special moment for everyone to come together and support their student athletes. She asked everyone to bring noise, energy, and pride as they packed the stadium on Friday night to show what Wave pride really means. She congratulated the coaches, staff, football players, cheerleaders, and band members. She asked everyone to please come out and support the football team.

Vice Mayor Hill announced that the City would be hosting a business roundtable discussion on Monday, December 1, 2025, from 9:00 a.m. to 11:00 am, right here in the library. He said that they were inviting all businesses to attend, if possible. He knew that finding a good time could be challenging, and some people may have conflicting schedules. However, they would make sure to provide highlights of the discussion, and they would be covering topics such as downtown improvement, general City improvement, and initiatives from local businesses like Live Casino.

Vice Mayor Hill said that they would also be discussing potential branding for the City and various projects like curb appeal, beautification, parking, and transportation. Representatives from the Constitutional Offices, Brittany Flowers, Paul Mullins, the Mayor, the City Manager, Ms. Williams, and the Deputy City Manager, Mr. Miller, would be in attendance. He said that he believed this would be a very beneficial roundtable discussion, as many business owners may not be able to attend City Council meetings and the City wanted to engage their business community to see how they could work together and support each other.

Vice Mayor Hill thanked Ms. Williams and her team for the recent quarterly newsletter. They had several events coming up, including the Christmas parade. He encouraged everyone to attend, if possible. He would also like to give a shout-out to the Petersburg High School Crimson Wave, his alma mater, and the football team. He understood the magnitude of their efforts, and he wanted to show support. Finally, he would like to briefly mention Peabody. They were exploring ways to repurpose it, not because they had ignored its needs, but because they wanted to find a solution that benefited the entire community.

Vice Mayor Hill said that as Dr. Lewis mentioned, they would look into the company stationing their horse trailers there, as well. He appreciated the effort everyone had put into this work, and he encouraged everyone to continue to maintain a positive attitude. Their City was doing great things, and people were taking notice. They were being buzzed across the nation, not just in Virginia, but everywhere. It was hard to find a place where they were not being recognized for their achievements. They acknowledged that they had their challenges, but every locality faced that.

Vice Mayor Hill thanked the citizens who held them accountable and continued to support them. To those who were knowledgeable about the facts and were actively working on their behalf, he wanted to express his gratitude for their dedication. He wished them all a safe and happy holiday season, and he encouraged them to be kind to one another.

Mayor Parham wished everyone a very happy Thanksgiving. As the holiday season approached, he would like to express his gratitude to staff for producing their holiday newsletter, which had just been distributed to most of their mailboxes. This newsletter provided an easy way to stay informed about what was happening throughout the City. He said that he would also like to give a huge shout-out to Marquis Allen. They had the opportunity to visit Legends Park last week for the ribbon-cutting ceremony of the park's renovation. The park had never looked better in his lifetime, so it was evident that Mr. Allen and his staff, along with Public Works and Richard Harris, did an outstanding job in clearing away debris, trees, and overgrown vegetation, transforming the park into a spectacular space.

Mayor Parham also wanted to thank Mr. Harris and his team for their maintenance work throughout the City, which had resulted in noticeable improvements. Additionally, he would like to thank Mr. Fagan and noted that he the opportunity to meet Jamie's brother, Charles Fagan, at his Board of Visitors training. He also thanked Council Member Cuthbert for sharing that video of the car catching on fire. This incident had raised concerns that he would like to discuss with Chief Hoover regarding the safety of electric vehicles and the materials needed to combat fires.

Mayor Parham stated that specifically, he was concerned about the fire hazard posed by lithium-ion batteries and the need for more effective fire suppression methods. Furthermore, he would like to commend the Petersburg Police Department for their swift response to the incident at Petersburg High School. Captain Adams' quick action in stopping traffic and securing the perimeter was impressive, and he appreciated the efforts of the Petersburg Police Department in keeping the community safe. He would also like to thank the Petersburg Police Department for their traffic control and security at the football game with Hopewell this Friday night.

Mayor Parham stated that additionally, Vice Mayor Hill discussed the upcoming business roundtable. They were hosting a notable event in Petersburg called "Lead Virginia" on Friday, which promised to be exceptional. He had been given the opportunity to participate as a panelist to share his perspective on Petersburg and the significant turnaround that the Petersburg City Council had facilitated in rebuilding the City.

10. ITEMS REMOVED FROM CONSENT AGENDA

There were no items under this portion of the agenda.

11. FINANCE AND BUDGET REPORT

a. Department of Finance Monthly Update

Garry Cozier, Budget Manager, provided the update. He said that tonight, he would review the budget to actuals and briefly discuss the FY27 budget calendar. As of October 31, they had expended 33% of the

year, and if they looked at the bottom line, they were at 34% spend. He noted that Finance was still working on making some transfers into the budget that were previously approved, so this would be clarified and updated in the next report, so there was nothing to worry about in terms of the percent discrepancy.

Mr. Cozier stated that moving on to the other funds, they had Streets, Utilities, Stormwater, Dogwood, and Mass Transit. He stated that Dogwood operated independently, and this year, they had correctly included the debt service paid by the golf course, and they were still working to get that situated, and it would be rectified in the next report. Finally, he would like to present their proposed budget calendar, which was on the Consent Agenda for the next meeting. These dates were their initial proposal, and they would be refining them in the coming weeks. They would be hosting internal budget kickoff meetings with departments tomorrow and Thursday, followed by the distribution of agency instructions and templates.

Mr. Cozier stated that budgets would be due to Finance by January 2, and they would have meetings and recommendations with the City Manager by February. Departmental budget meetings would also take place in February, and they would have their first proposed budget in March. Council and community budget meetings would be held in March and April, followed by a public hearing and adoption in May.

12. UNFINISHED BUSINESS

- a. Consideration of an Ordinance to Approve a Request by Chris Winslow of Winslow, McCurry & MacCormac, PLLC, on Behalf of SP-Thirteen Properties, LLC, for a Special Use Permit to Operate an Assisted Living Facility at 36 West Fillmore Street, Parcel ID 022360001, in the R-B Office-Apartment Zoning District

Jared Crews, Acting Director of Planning and Community Development, provided a brief summary of the item. He explained that when they last discussed this item, they held the public hearing in September with a significant number of individuals speaking about the request, both in favor and against, while others asked for more information. The Planning Commission had voted to table the request in order to consider potential alternatives to the conditions. The Planning Commission had held a special meeting on October 16 to discuss and take action on the request, considering additional conditions proposed by staff and a condition brought forward by the applicant. Ultimately, the Planning Commission determined that the use would be an adverse impact on the health, safety, and welfare of the community and recommended denial of the request with a vote of 4-2, with one abstention.

Council Member Cuthbert stated that he intended to vote on this issue when the time was appropriate, and Virginia state law required that he disclose any potential conflict of interest. To eliminate any doubt, he was required to read a statement. He said that he was not doing this to take up the Council's time or to appear self-serving, but rather to comply with state law. He said that he had filed this letter with the Clerk of Council and would like to read it into the record as well. He read into the record a letter of disclosure, which he had previously read on October 19, 2025 and reiterated today, requesting it be entered into the minutes of the meeting and filed with the Clerk of Council, with his signature and date of November 19, 2025.

Council Member Cuthbert made a motion to adopt the recommendation of the Planning Commission and deny the application filed by SP-13 Properties for a special use permit at 36 West Fillmore Street. Vice Mayor Hill seconded the motion.

Council Member Jones stated that he had some pictures he would like to share regarding this item. First, he would like to acknowledge that he saw both sides of this issue. He explained that Council's role was to judge these types of requests based on Zoning laws rather than a credit agency or business partner to applicants. They must be cautious and ensure fear and unrelated past issues dictate their decisions

in a manner unfair or punitive. He stated that they could not use an applicant's lack of experience as a reason to deny a request, as that would prevent new businesses from ever being started.

Council Member Jones stated that additionally, they could not use past bankruptcy as a reason for denying a request, as it had no bearing on future decisions or investments. He stated that denying this at the Council level now would be a serious violation of trust and sending a message to any future developer that their investments were not safe in the City, even when following all the rules, which this applicant did. He questioned whether the perceived negative impact on public health, safety, and welfare that resulted in the recommendation of denial could not also be applied to many other buildings in this same neighborhood.

Council Member Jones stated that he did not think that the subject property was any worse than its neighboring vacant properties, and in fact, it looked better than some others. He asked why they were not talking about some of these other issues in relation to health, safety, and welfare. He reiterated that he understood both sides of the argument regarding this property, but he felt it was important to clarify that it was not a unique situation, and this property was not solely responsible for those conditions. He asked everyone to give the applicant a chance and allow them to invest in the City. He noted that the mistake with this application was the City's, not the applicant's.

Council Member Myers concurred with Council Member Jones' remarks. He stated that this applicant had been initially supported by their Planning staff to make the investment in this property, and it ultimately was the City's mistake with allowing it to move forward in the manner it did. He believed Council should act justly on this application.

Council Member Jones made a substitute motion to approve the request for a special use permit at 36 West Fillmore Street with conditions drafted by staff as submitted. Council Member Myers seconded the motion.

There was no discussion on the substitute motion. The substitute motion failed on a roll call vote.

On roll call vote, voting yes: Jones, Myers, and Parham; no: Cuthbert, Westbrook, Smith-Lee, and Hill; absent: N/A.

Mayor Parham called the vote on the original motion to deny the SUP.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Westbrook, Smith-Lee, Hill, Parham; no: Jones, Myers; absent: N/A.

Anthony Williams, City Attorney, stated that based on Council's action, he would like to request clarification on the direction Council would like him to take in the current litigation. He said that it appeared that the Council's position may be adverse to this action. He said that the Council had an appeal pending with the Board of Zoning Appeals (BZA) regarding the determination that the applicant had the right to continue their use. He said that he would like to ask the Council to consider a motion either to direct him to continue pursuing this appeal or to withdraw the City's appeal to the BZA's determination.

Council Member Cuthbert stated that he thought they should discuss this matter in closed session because it was a matter of current litigation.

City Attorney Williams confirmed that it was a legitimate item for closed session.

Mayor Parham stated that they would add it to their closed session agenda.

- b. Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Updating and Clarifying Sign and Advertising Regulations to Address Ongoing Complaints and Issues Pertaining to Certain Advertising Devices Throughout the City

City Manager Altman requested Council to remove this item from the agenda.

Mayor Parham confirmed that the item would be removed from tonight's agenda.

- c. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and Stepping Stones Properties LLC for Development of 10 N. Foley Street and 340 Mistletoe Street; Square Acre Property for the Development of 201 Virginia Avenue; Nuwave for the Development of 851 E. Bank Street, 1420 Ferndale Avenue, 1162 Hinton Street, 417 S. Jefferson Street, 921 Priam Street, 1150 Rome Street, and 201 Terrace Avenue; Anthony Jackson for the Development of 723 Harding Street; Underhill Row LLC for the Development of a portion of 117 Lafayette Street; Daniel Smith Real Estate LLC for the Development of 4, 6, 9, 12 Ross Court; and Acuna Properties LLC for the Development of 436 Byrne Street

Brian Moore, Director of Economic Development, provided a brief summary of the item. He explained that this was another consolidated item from Council's previous meeting agenda. The subject items had been reviewed by the City Attorney and City Manager, and they had recommended approval. These were local developers building single-family homes in the City.

Vice Mayor Hill made a motion to approve the Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and Stepping Stones Properties LLC for Development of 10 N. Foley Street and 340 Mistletoe Street; Square Acre Property for the Development of 201 Virginia Avenue; Nuwave for the Development of 851 E. Bank Street, 1420 Ferndale Avenue, 1162 Hinton Street, 417 S. Jefferson Street, 921 Priam Street, 1150 Rome Street, and 201 Terrace Avenue; Anthony Jackson for the Development of 723 Harding Street; Underhill Row LLC for the Development of a portion of 117 Lafayette Street; Daniel Smith Real Estate LLC for the Development of 4, 6, 9, 12 Ross Court; and Acuna Properties LLC for the Development of 436 Byrne Street. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- d. Consideration and Adoption of Resolution Appointing and Reappointing Members to Boards and Commissions: Crater Youth Care Commission; Petersburg Redevelopment Housing Authority; Petersburg Arts Council; Community Development Block Grant Advisory Board; Architectural Review Board; Greater Reach Community Services Board

March Altman, City Manager, requested Council's consideration for appointing Ms. Margo Hardy to serve alongside him on the Crater Youth Care Commission. She had been involved in the youth justice system, and her involvement aligned perfectly with their Commission's focus and he believed she would be an ideal fit for their work.

Vice Mayor Hill made a motion to appoint Ms. Margo Hardy to the Crater Youth Care Commission. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Mayor Parham stated that for the Petersburg Redevelopment Housing Authority, the Authority had requested reappointment of all existing members.

Council Member Myers made a motion to reappoint the current existing members on the Petersburg Redevelopment Housing Authority. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Council Member Myers stated that for the Petersburg Arts Council, the president-elect Demetria Harris had requested Council appoint Veronica Davidson and Wendell Jones.

Council Member Myers made a motion to appoint Veronica Davidson and Wendell Jones to the Petersburg Arts Council. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Mayor Parham stated that next was the Community Development Block Grant (CDBG) Advisory Board, for which there were several openings.

Council Member Myers made a motion to appoint Corey Wesson, Leonard Cury, Marcus Squires, Genevieve Lohr, Tonya Brown, and Bernard Harper to the CDBG Advisory Board. Council Member Smith-Lee seconded the motion.

Vice Mayor Hill stated that while he was not doubting anyone specifically, he wanted to ensure they were choosing people based on their skillsets and knowledge, rather than arbitrarily pulling names from a list. He said that recently, Council had overruled the CDBG Advisory Board's recommendations for some initiatives, so they needed to prioritize making a concerted effort to meet with their CDBG Advisory Board members and ensure they were all on the same page in terms of achieving this work.

The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Mayor Parham stated that the next appointments would be for the Architectural Review Board.

Council Member Myers made a motion to reappoint the current existing members to the Architectural Review Board. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

Mayor Parham said that next, they would make appointments to the Greater Reach Community Services Board.

Council Member Myers made a motion to reappoint the current existing members to the Greater Reach Community Services Board. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

13. NEW BUSINESS

There were no items under this portion of the agenda.

14. CITY MANAGER'S REPORT AND SPECIAL REPORTS

a. 2026 Legislative Agenda

March Altman, City Manager, stated that staff just had a last-minute discussion and change, so he would request that they bring this item back at Council's December meeting for approval. He apologized for the late notice but would appreciate it if Council would take up this item in December.

Mayor Parham confirmed they would take it up in December.

15. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk, stated that she had nothing to report this evening.

16. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney, stated that he had nothing to report this evening.

17. ADJOURNMENT

Mayor Samuel Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 8:42 p.m.



Appomattox River, Petersburg

POSITIONING VIRGINIA FOR THE FUTURE

December 9, 2025

FY25-29 TRANSFORMATIONAL GOALS FOR THE COMMONWEALTH

1

Robust State Growth

Position Virginia to achieve a growth rate among that of the top 10 states in the U.S.

2

Every Region Wins

Ensure that every region participates in the growth of the Commonwealth

3

Best State Business Climate

Cultivating a leading business climate and sector-specific ecosystems

4

Top State for Talent

Establish Virginia as a top state for talent retention, attraction, development, and alignment

5

Most Innovative, Collaborative, and Effective State EDO

Solidify VEDP's position as one of America's top state EDOs through an innovative strategy, collaborative approach, and effective outcomes

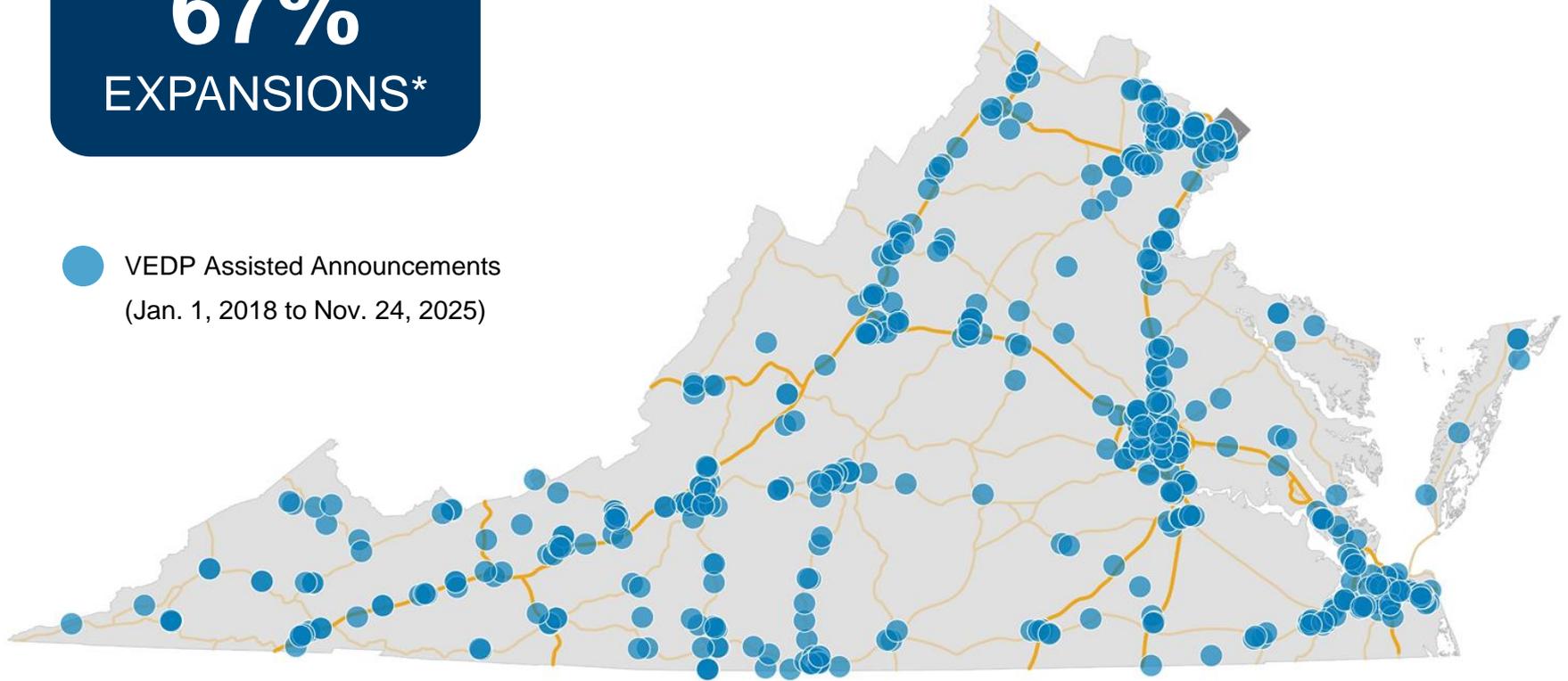
740+
PROJECT WINS

121,000+
NEW JOBS

\$137B+
IN CAPEX

67%
EXPANSIONS*

● VEDP Assisted Announcements
(Jan. 1, 2018 to Nov. 24, 2025)



*Percentage of projects that are expansion projects

Source: VEDP Announcement Database

SELECT PROJECT WINS IN PETERSBURG SINCE 2021



156 new jobs
\$25M investment

A leading manufacturer of Active Pharmaceutical Ingredients (APIs) in the United States expands its operations

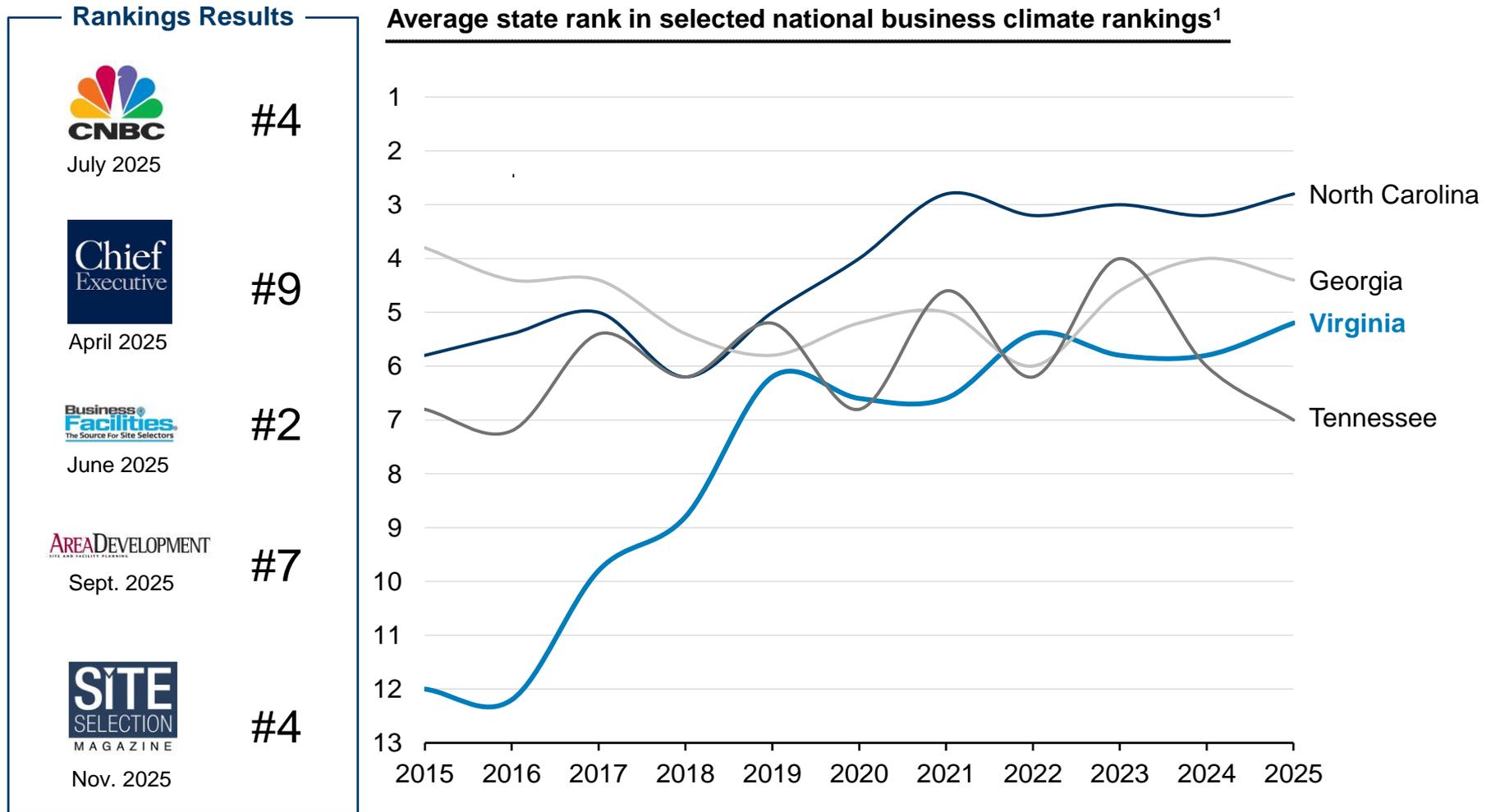


186 new jobs
\$124.5M investment

A non-profit generic drug company created to address drug shortages and price spikes establishes a new manufacturing facility



VIRGINIA'S OVERALL PERFORMANCE IN BUSINESS CLIMATE RANKINGS CONTINUES TO IMPROVE



¹Business Facilities lists only the top 10 ranked states. In years where a state was not in the top 10, they were assigned 11th for the purposes of the average

Source: CNBC; Site Selection; Chief Executive; Business Facilities; Area Development; VEDP analysis

FOR THE FIRST TIME IN OVER A DECADE, VIRGINIA ATTRACTED MORE RESIDENTS FROM OTHER STATES THAN IT LOST



Downtown Petersburg

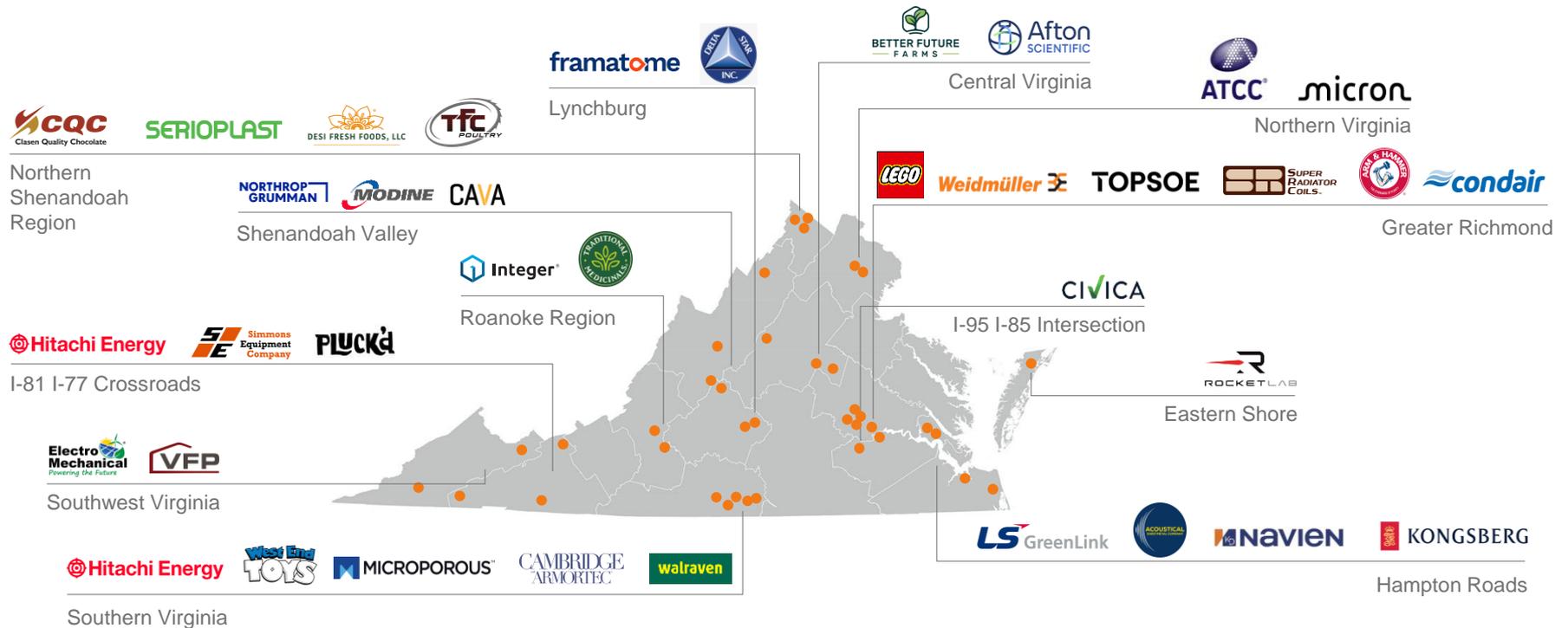
WITH AN UNPRECEDENTED CHILDCARE INVESTMENT, VIRGINIA IS EXPANDING ACCESS FOR WORKING FAMILIES



Leesylvania State Park, Prince William County

THE TALENT ACCELERATOR IS A PROVEN DIFFERENTIATOR

17,000+ jobs announced to date with Virginia Talent Accelerator support



Logos Highlight Representative Announcements

INTERNATIONAL TRADE PROGRAMS ARE MAKING SIGNIFICANT CONTRIBUTIONS TO VIRGINIA'S ECONOMIC DEVELOPMENT



Virginia International Gateway, Hampton Roads

LEAD GENERATION TEAMS EXPANDED THEIR VISIBILITY AND INFLUENCE, INCREASING OUTBOUND RESULTS



Select USA 2025

SITE INVESTMENT IS GROWING VIRGINIA'S PORTFOLIO AND BUILDING EXPERTISE



Commonwealth Crossing, Henry County

VIRGINIA IS COMMITTED TO FAST-TRACK MAJOR PROJECTS



Martinsville Speedway, Henry County

VIRGINIA IS DELIVERING TALENT PIPELINE SOLUTIONS BY INTEGRATING ECONOMIC DEVELOPMENT AND TALENT



DAVE RICKS

★★★★

LILLY CHAIR AND CEO

Eli Lilly Announcement

WE ARE CULTIVATING DEEPER REGIONAL ECOSYSTEMS



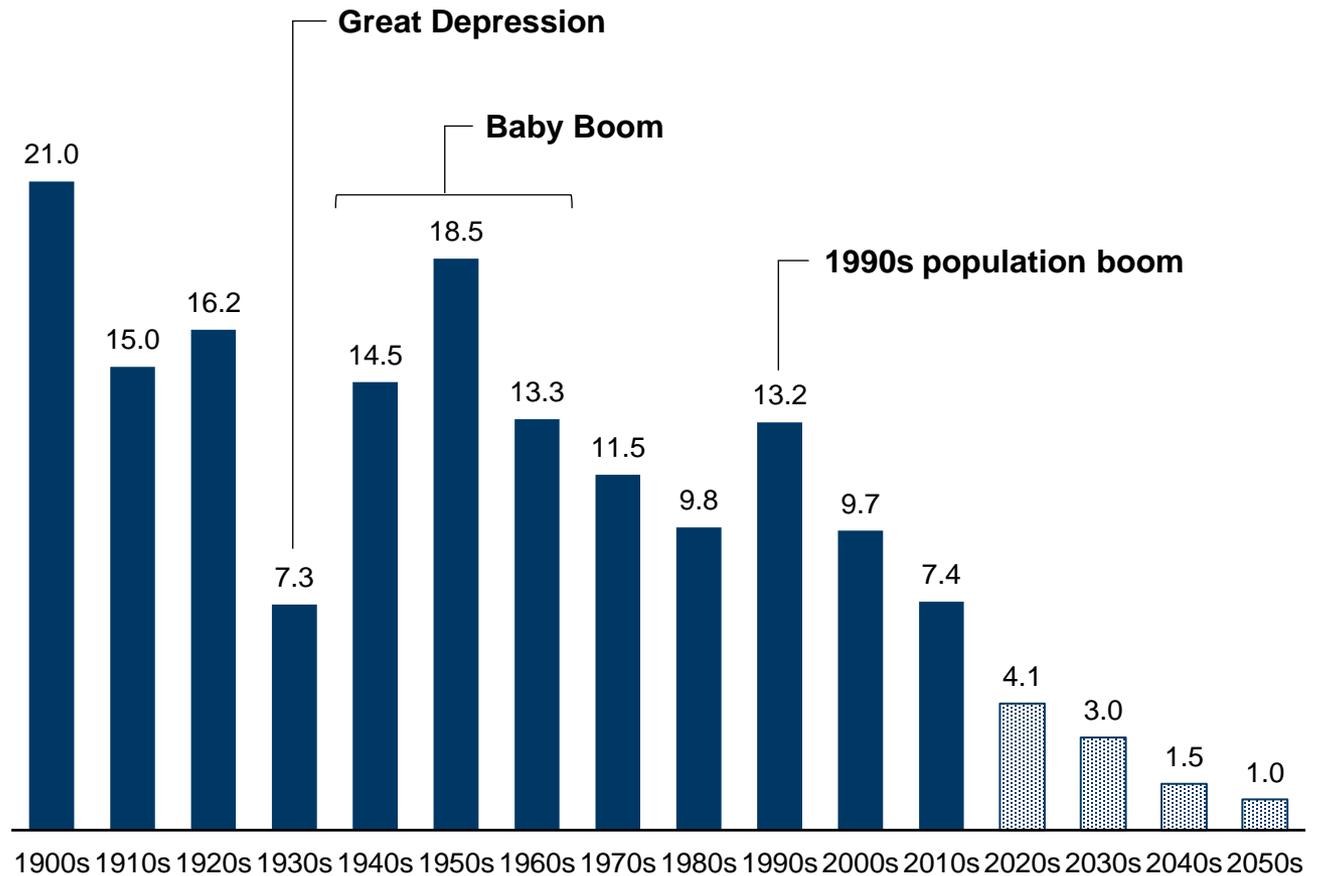
THE ECONOMIC DEVELOPMENT COMMUNITY IS COMING TOGETHER TO NAVIGATE THROUGH A TIME OF SIGNIFICANT CHANGE



Virginia State Capitol, Richmond

As population growth decelerates, demographic pressures are poised to intensify

U.S. resident population growth between decennial census
%, (1900-2050, forecast)

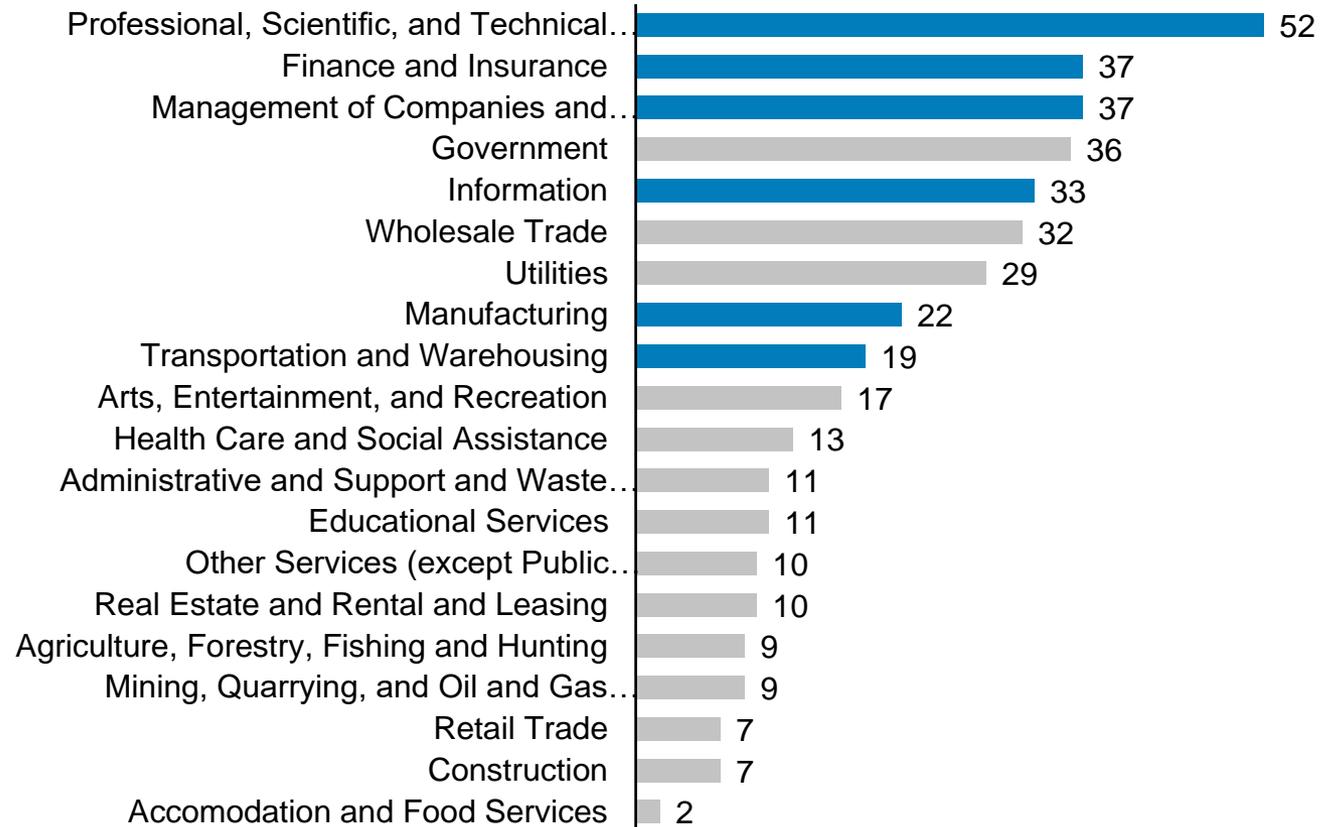


1 Demographic slowdown

AI is creating unprecedented demand for reskilling, upskilling, and next-skilling

Estimated share of workers likely to see high AI exposure by industry
 %, industry workers with high exposure (2023)

■ Denotes VEDP core industry



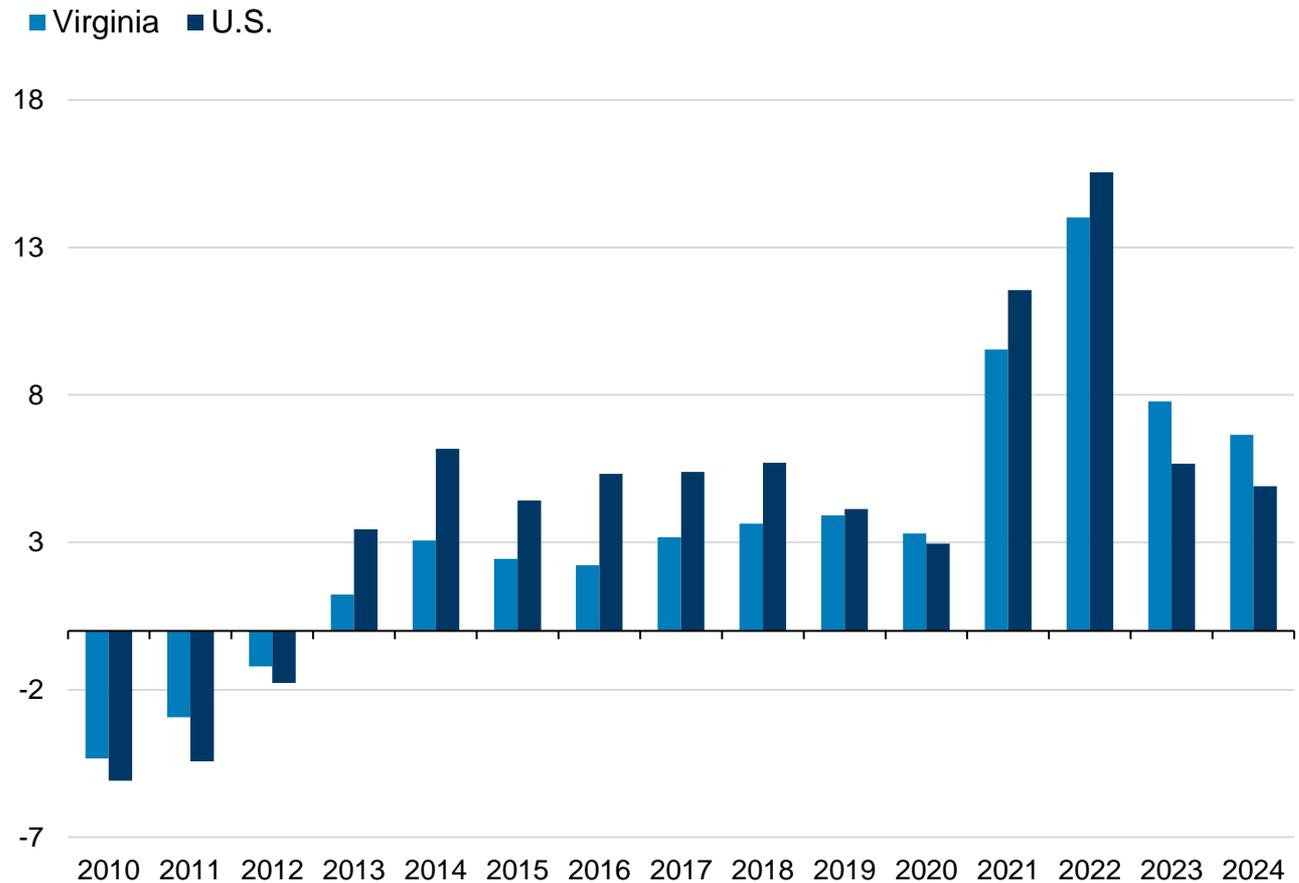
1 Demographic slowdown

2 Workforce and skills

Both supply and demand challenges are leading into soaring housing costs, burdening households and reducing mobility

Housing Price Index

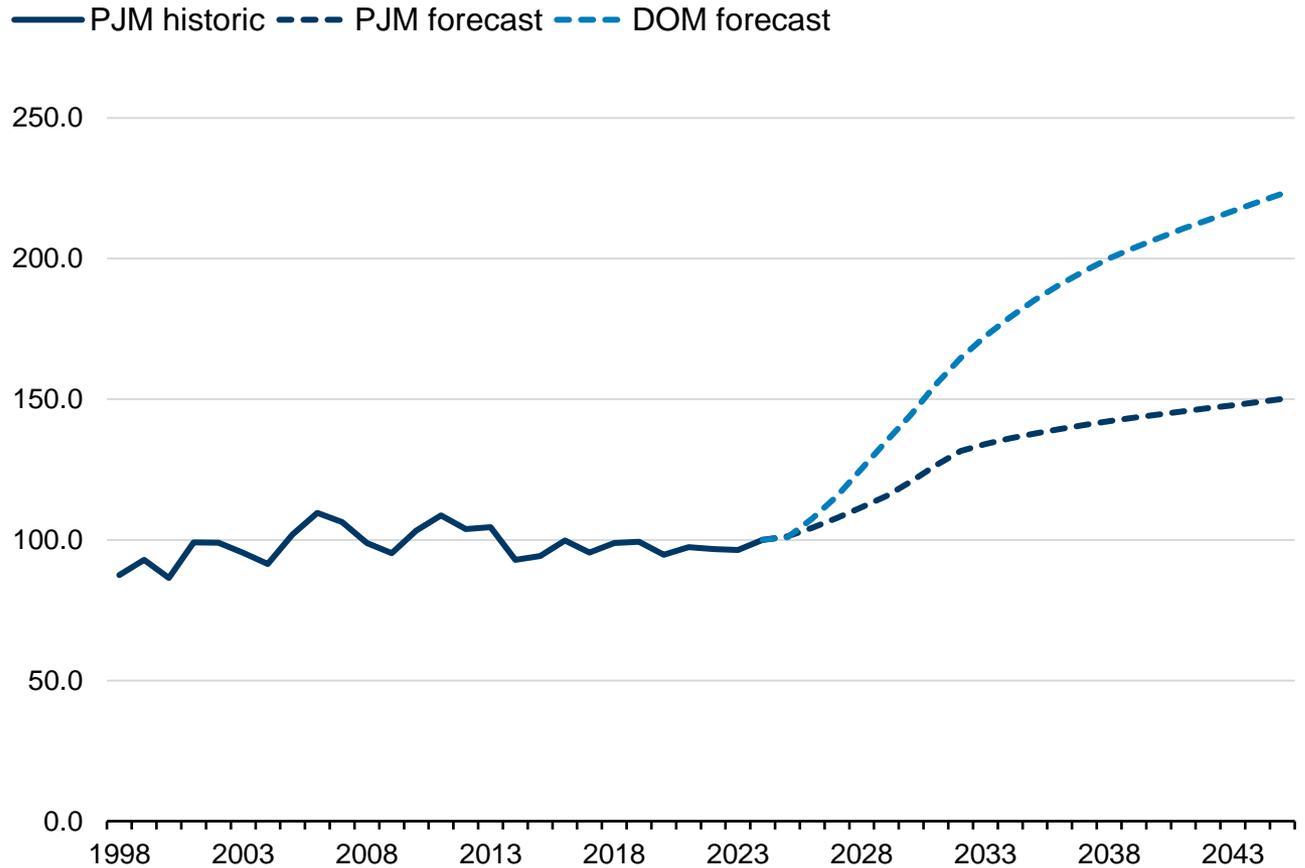
%, year over year change in FHFA Housing Price Index (2010-2024)



- 1 Demographic slowdown
- 2 Workforce and skills
- 3 Housing**

Energy demand is surging, supply is struggling to keep pace

Summer peak load forecast for PJM and Dominion
MW (indexed to 2024 levels)

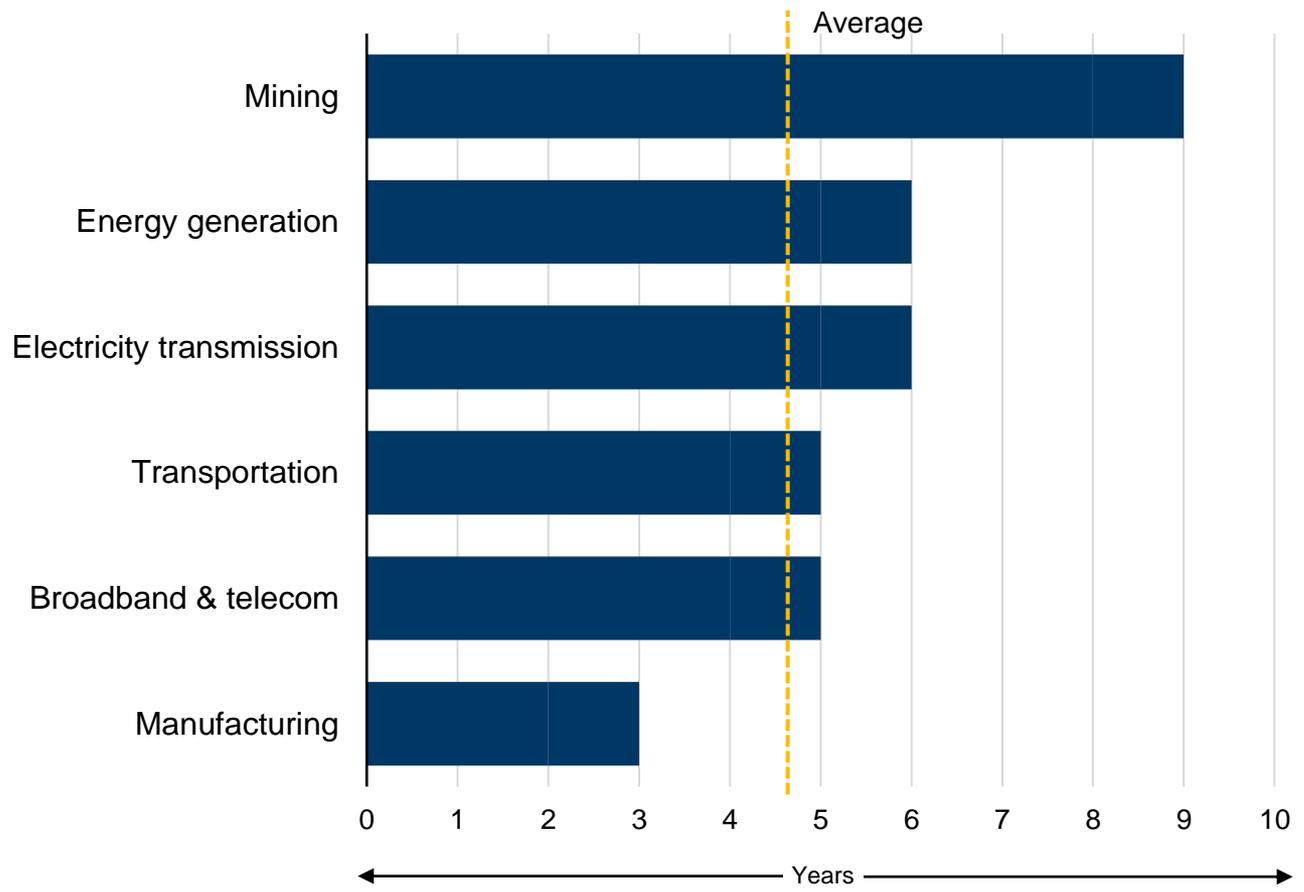


- 1 Demographic slowdown
- 2 Workforce and skills
- 3 Housing
- 4 Energy**

Growing push-back to economic development projects is slowing down progress

Weighted average permitting time by sector
Maximum average permitting time, 2025

- 1 Demographic slowdown
- 2 Workforce and skills
- 3 Housing
- 4 Energy
- 5 Perception**



Source: McKinsey & Company, *Unlocking US federal permitting: A sustainable growth imperative* (July 2025)

Growing political polarization has permeated more policy areas

1 Demographic slowdown

2 Workforce and skills

3 Housing

4 Energy

5 Perception

6 **Polarization**



THANK YOU!

Jason El Koubi

President and CEO

804.219.6232

jelkoubi@vedp.org



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025
TO: The Honorable Mayor and Members of City Council
THROUGH: Garry Cozier - Budget Manager
FROM: Planning & Community Development
RE: **A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund**

PURPOSE: A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

REASON: A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

RECOMMENDATION: Staff recommends approval of the ordinance.

BACKGROUND: VA Department of Historic Resources (DHR) has awarded the Planning & Community Development Department with a grant for preservation of Centre Hill Mansion \$24,000 with a match from the City in the same amount.

COST TO CITY: \$48,000

BUDGETED ITEM: Grant

REVENUE TO CITY: \$24,000

CITY COUNCIL HEARING DATE: 12/9/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: Planning & Community Development

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Grant Ordinance - DHR Centre Hill

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2025, AND ENDING JUNE 30, 2026, FOR THE GRANTS FUND

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriations for the fiscal year commencing July 1, 2025, in the Grants Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2026.

Previously adopted Revenues	\$0.00
ADD:	
DHR Centre Hill Grant	\$24,000
Total Revenue	\$24,000

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2025, and ending June 30, 2026, the following sums for the purposes mentioned:

Previously adopted Expenditures	\$0.00
ADD:	
DHR Centre Hill Grant	\$24,000
Total Expense	\$24,000



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025
TO: The Honorable Mayor and Members of City Council
THROUGH: Garry Cozier - Budget Manager
FROM: March Altman, Jr.
RE: **A Public Hearing for Consideration of an Amendment to the FY26 General Fund**

PURPOSE: A Public Hearing for Consideration of an Amendment to the FY26 General Fund

REASON: A Public Hearing for Consideration of an Amendment to the FY26 General Fund

RECOMMENDATION: Staff recommends approval.

BACKGROUND: The City is amending the FY26 General Fund Budget in the amount of \$3,100,000

COST TO CITY: \$3,100,000

BUDGETED ITEM: Amendment

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 12/9/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Ordinance - FY26 Amendment.3 (1)

AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2025, AND ENDING JUNE 30, 2026, FOR THE GENERAL FUND

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriations for the fiscal year commencing July 1, 2025, in the General Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2026.

Previously adopted Revenues	\$114,304,573
ADD:	
Draw From Fund Balance	\$3,100,000
Total Revenue	\$117,404,573

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2025, and ending June 30, 2026, the following sums for the purposes mentioned:

Previously adopted Expenditures	\$114,304,573
ADD:	
PHS Stadium Enhancement Committee	\$3,100,000
Total Expense	\$117,404,573



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: Garry Cozier - Budget Manager

FROM: March Altman, Jr.

RE: **A Public Hearing for Consideration of an Ordinance to Appropriate Funds for the Courthouse Construction Project**

PURPOSE: A Public Hearing for Consideration of an Ordinance to Appropriate Funds for the Courthouse Construction Project

REASON: A Public Hearing for Consideration of an Ordinance to Appropriate Funds for the Courthouse Construction Project

RECOMMENDATION: Staff Recommends approval of the ordinance.

BACKGROUND:

COST TO CITY: \$80,200,000

BUDGETED ITEM: Bonds

REVENUE TO CITY: \$80,200,000 (Bonds)

CITY COUNCIL HEARING DATE: 12/9/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Ordinance - District Court Complex

AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2025, AND ENDING JUNE 30, 2026, FOR THE CAPITAL FUND

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

- I. That appropriations for the fiscal year commencing July 1, 2024, in the Capital Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2026.

Previously adopted Revenues	\$0
ADD:	
District Court Complex (Bond Construction)	\$80,200,000
Total Revenue	\$80,200,000

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2025, and ending June 30, 2026, the following sums for the purposes mentioned:

Previously adopted Expenditures	\$0
ADD:	
District Court Complex	80,200,000
Total Expense	\$80,200,000



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **A Public Hearing for Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Clarifying and Updating Regulations on Recreational Substance Retail Uses by Defining Vape Shop and Cigar Lounge Uses and Specifying Their Allowance in the City**

PURPOSE: To consider an ordinance clarifying the regulations for recreational substance retail uses, particularly vape shops within the city.

REASON: Due to ongoing challenges with the regulation of recreational substance retail uses throughout the city, including vape shops, City Council has directed staff to draft an amendment to the Zoning Ordinance for further clarification on how these uses are defined and permitted.

RECOMMENDATION: Planning Commission recommended approval of the amendment as drafted in a 7-0 vote

BACKGROUND: Below is a general timeline of events for this text amendment:

1. Prior to July 30, 2024 - Facilities involving retail sale and use of tobacco and vaping products were considered by-right uses allowed in the B-1, B-2, B-3. and M-1 Zoning Districts
2. March - June, 2024 – Staff worked with Planning Commission on recommendation for ordinance to introduce regulations for these facilities.
3. July 30, 2024 – City Council adopted 2024-ZTA-03 which defined “recreational substance retail” uses and limited those uses to the M-1 Zoning District subject to an approved special use permit
4. September 2, 2025 - Following a presentation by Planning staff on challenges with application and enforcement of 2024-ZTA-03, City Council directed staff to bring an ordinance which would clarify the allowance of vape shops in the city to address ongoing challenges with enforcement of the provisions from 2024-ZTA-03 to the Planning Commission for consideration and recommendation
5. November 6, 2025 - Planning Commission held a public hearing on the drafted text amendment and recommended approval as drafted in a 7-0 vote.

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. 25-ZTA-08 Memo
2. 25-ZTA-08 Presentation
3. Draft Ordinance
4. Draft Text Amendment



City of Petersburg

Department of Planning and Community Development
135 N Union St, Room 304
Petersburg, VA 23803
(804) 733-2308

MEMORANDUM

DATE: December, 2025

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-ZTA-08: Consideration of an ordinance to amend the Zoning Ordinance of the City of Petersburg for the purpose of clarifying and updating regulations on recreational substance retail uses by defining vape shop and cigar lounge uses and specifying their allowance in the City

EXECUTIVE SUMMARY:

Due to ongoing challenges with the regulation of recreational substance retail uses throughout the city, including vape shops, City Council has directed staff to draft an amendment to the Zoning Ordinance for further clarification on how these uses are defined and permitted. The proposed amendment introduces definitions specifically addressing nicotine vapor products, vape shops and cigar lounges, and clarifies these uses are allowed only in the M-1, Light Industrial Zoning District subject to an approved special use permit and at least 1,000 linear feet from any child day care center or school.

CHRONOLOGY OF EVENTS:

1. Prior to July 30, 2024 – Facilities involving the retail sale and use of tobacco and vaping products were considered to be by-right uses allowed in the city's B-1, B-2, B-3, and M-1 Zoning Districts.
2. March – June, 2024 – staff worked with Planning Commission on recommendation for ordinance to introduce regulations for these facilities.
3. July 30, 2024 – City Council adopted 2024-ZTA-03 which defined "recreational substance retail" uses and limited those uses to the M-1 Zoning District subject to an approved special use permit.

4. September 2, 2025 – City Council directed staff to bring an ordinance which would clarify the allowance of vape shops in the city to address ongoing challenges with enforcement of the provisions from 2024-ZTA-03 to the Planning Commission for consideration and recommendation.
5. November 6, 2025 – Planning Commission recommended approval of the text amendment as drafted.

BACKGROUND:

On July 30, 2024, City Council adopted 2024-ZTA-03, an amendment to the Zoning Ordinance to address the growing number of facilities in the city where the primary operation was the sale of tobacco and vaping products. Like many localities across the state, the City had concerns over the number of these uses and the availability of their products to teens. 2024-ZTA-03 included the following components:

- “Recreational substances” were defined as products made from tobacco, noncombustible products containing nicotine and vaping fluid, and materials made from
- “Recreational substance retail, off-site use” was defined for facilities where these substances were sold if the substances accounted for more than 25% of the store’s overall inventory or more than 15% of the store’s display shelf area.
- “Recreational substance retail, on-site use” was defined for facilities where products could be used on the premises.
- Recreational substance retail uses were added to the list of uses requiring a special use permit, with an automatic requirement that the facilities be at least 1,000 linear feet from any child day care or public, private, or parochial school

Since the adoption of 2024-ZTA-03, staff have faced challenges in effectively applying and enforcing the provisions and meeting the original intent of the ordinance to limit the availability of products like vaping devices. Major challenges have included:

- **Uses tied to inventory and display areas:** While the definitions adopted provided specific quantities of products that would constitute a recreational substance retail use, staff has found it difficult to ensure that businesses are strictly adhering to these limits. Continuous inspections are required, and these tend to be tedious for both staff and business owners as the total display area and the area of each product considered to be a recreational substance must be calculated. Additionally, staff generally do not have access to inspect overall product inventory.
- **Business license permitting and code enforcement:** In several cases, businesses have registered themselves convenience stores or grocery stores and proceeded to open as recreational substance retail facilities. Despite certifying that the inventory of recreational substances was below the maximum threshold, these businesses exceeded the thresholds and, in some cases, market the business specifically towards the sale of these products. This is made more challenging due to First Amendment protections on

business names and advertisements. In these cases, staff have had to pursue zoning violations against the businesses directly following their opening.

- **Distinction between land use types:** Many businesses in the city such as gas stations, convenience stores, and grocery stores routinely offer tobacco products for sale. While the intent of the ordinance was not necessarily to restrict these uses, the thresholds on shelf-space and inventory could potentially classify one of these businesses as a recreational substance retail use.

Proposed Changes

The proposed amendment comprises the following:

- 1) The current definitions for recreational substances and recreational substances retail, off-site have been removed in favor of the newly proposed definitions.
- 2) Recreational substance retail, on-site use has been redefined to “cigar lounge” for clarification.
- 3) The following new definitions have been introduced:
 - a. *Nicotine Vapor Products: Any noncombustible product containing nicotine or vaping fluid that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form, including liquid nicotine. "Nicotine vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, closed system, open system, or similar product or device and any cartridge or other container of nicotine in a solution or other form, including liquid nicotine, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device.*
 - b. *Vape Shop: Any establishment, facility, or location whose business operation involves the sale of nicotine vapor products. An establishment, facility, or location whose operation includes the sale of tobacco products other than nicotine vaping products, such as cigarettes, cigars, smokeless tobacco and pipe tobacco, shall not be considered a vape shop unless nicotine vapor products are offered for sale.*
- 4) Article 23, Section 4(36) has been amended to state that vape shops and cigar lounges are limited to the M-1, Light Industrial Zoning District with a special use permit and separated by at least 1,000 linear feet from any child day care or school.

The amended and newly introduced definitions are intended to eliminate any confusion over what is meant by “recreational substances” by using clear terminology that spells out exactly what products and facilities are being regulated. The definitions will also make permit reviews and code enforcement significantly simpler by removing the need to quantify how much of a business’s inventory or display space consists of vape products and to determine if a business might be considered under a different classification even if it sells vape products. With the new

definitions, any business that includes the sale of vape products would meet the definition of “vape shop,” regardless of amount.

With the proposed amendment, the Ordinance will clearly state that the special use permit and separation requirement would apply only to facilities meeting the definitions of either “vape shop” or “cigar lounge.” Businesses which include the sale of tobacco products, such as grocery or convenience stores, would not be subject to these provisions unless they also include the sale of nicotine vapor products.

COMPREHENSIVE PLAN CONSIDERATIONS:

While the Comprehensive Plan does not provide guidance specific to vape shops or cigar lounges, the plan does stress the importance of healthy citizens and communities. Public health is identified as one of the key themes of the plan, which commits the City to making decisions “intended to advance public health and safety” over the next 20 years.

The Comprehensive Plan also includes considerations for a diverse economy and states the City should ensure support for new businesses, particularly small businesses and general retail such as grocery stores and pharmacies, which are noted as the most desirable types of non-residential land uses based on public engagement.

In keeping with the Comprehensive Plan, the major goal of this text amendment is to improve the overall health of the public by reducing smoking rates, particularly among the City’s youth. The amendment will also clearly differentiate between vape shops and more traditional retail facilities that may sell tobacco products and ensure that the ordinance is placing limitations only where intended.

RECOMMENDATION:

Planning Commission recommended approval of the text amendment as drafted in a 7-0 vote.

CITY COUNCIL
MEETING

DECEMBER,
2025

2025-ZTA-08:

Consideration of an ordinance to approve an amendment to the Zoning Ordinance of the City of Petersburg for the purpose of clarifying and updating regulations on recreational substance retail uses by defining vape shop and cigar lounge uses and specifying their allowance in the City

Background

- Prior to July 30, 2024 – Facilities involving the retail sale and use of tobacco and vaping products were considered to be by-right uses allowed in the city’s B-1, B-2, B-3, and M-1 Zoning Districts.
- March – June, 2024 – staff worked with Planning Commission on recommendation for ordinance to introduce regulations for these facilities.
- July 30, 2024 – City Council adopted 2024-ZTA-03 which defined “recreational substance retail” uses and limited those uses to the M-1 Zoning District subject to an approved special use permit.
- September 2, 2025 – City Council directed staff to bring an ordinance which would clarify the allowance of vape shops in the city to address ongoing challenges with enforcement of the provisions from 2024-ZTA-03 to the Planning Commission for consideration and recommendation.

2024-ZTA-03 Challenges

- “Recreational substance retail, off-site use” was defined for facilities where these substances were sold if they accounted for more than 25% of the store’s overall inventory or more than 15% of the store’s display shelf area; this has proven difficult to quantify and enforce
- Business License and Permitting Process: Businesses register under false pretenses resulting in Zoning Violations immediately after opening (e.g. claiming to be convenience or grocery stores)
- Distinction between land use types: Uses like gas stations, convenience stores, and grocery stores routinely offer tobacco products for sale but are distinctive from “vape shops” or “cigar lounges”

Proposed Changes

- Remove complicated definitions for “recreational substances” and “recreational substances retail, off-site use” in favor of updated, more direct definitions
- Redefine “recreational substance retail, on-site use” to “cigar lounge” for clarification
- Introduce new definitions for “nicotine vapor products” and “vape shops”
- Clarify that any uses qualifying as a vape shop or cigar lounge would be limited to the M-1, Light Industrial District subject to an approved special use permit and at least 1,000 linear feet from any child day care or school

New Definitions

Nicotine Vapor Product - Any noncombustible product containing nicotine or vaping fluid that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form, including liquid nicotine. "Nicotine vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, closed system, open system, or similar product or device and any cartridge or other container of nicotine in a solution or other form, including liquid nicotine, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device. (From VA State Code)

Vape Shop - Any establishment, facility, or location whose business operation involves the sale of nicotine vapor products. An establishment, facility, or location whose operation includes the sale of tobacco products other than nicotine vaping products, such as cigarettes, cigars, smokeless tobacco and pipe tobacco, shall not be considered a vape shop unless nicotine vapor products are offered for sale.

Comprehensive Plan Considerations

- Public health is identified as one of the key themes of the plan, which commits the City to making decisions “intended to advance public health and safety” over the next 20 years.
- “The quality of the built environment has profound impacts on community health. Petersburg will strive to build upon elements that support a healthy community”
- City should ensure support for new businesses, particularly small businesses and general retail such as groceries stores and pharmacies which are noted as some of the most desirable types of non-residential land uses

Additional Considerations

- Text reflects direction from City Council to specifically define and regulate vape shops and remove ambiguity that can lead to zoning violations
- Distinction is made between vape shops and more traditional retail uses that may include sale of tobacco products; ordinance remains supportive of businesses in general, but clear on limitation of vape shops/cigar lounges
- Overall goal is to simplify and clarify the ordinance so that it can be more easily interpreted, applied, and enforced

Recommendation

On November 6, 2025 Planning Commission recommended approval of the text amendment as drafted in a 7-0 vote.

**AN ORDINANCE TO AMEND AND READOPT ARTICLE 3. - DEFINITIONS AND ARTICLE 23. -
SUPPLEMENTARY USE REGULATIONS – SPECIAL USES, AS SET FORTH IN THE ZONING ORDINANCE OF
THE CITY OF PETERSBURG, TO CLARIFY AND UPDATE REGULATIONS ON RECREATIONAL SUBSTANCE
RETAIL USES BY DEFINING VAPE SHOP AND CIGAR LOUNGE AND SPECIFYING THEIR ALLOWANCE IN
THE CITY.**

WHEREAS, the City of Petersburg Zoning Ordinance includes Article 3. – Definitions and Article 23. – Supplementary Use Regulations – Special Uses and the purpose of these sections is to define and regulate uses of property within City limits; and

WHEREAS, The City of Petersburg adopted 2024-ZTA-03 on July 30, 2024 which defined recreational substances and recreational substance retail uses and clarified these uses were allowed in the M-1, Light Industrial Zoning District only and subject to an approved special use permit; and

WHEREAS, staff have faced challenges with application and enforcement of the provisions adopted through 2024-ZTA-03, including difficulty determining whether a business meets the definition of recreational substance retail based on display area and inventory, businesses licensing themselves as convenience stores or grocery stores and opening as recreational substance retail uses, and confusion over how the provisions would apply to existing general retail uses that include tobacco sales; and

WHEREAS, on September 2, 2025, City Council directed staff to draft an amendment to the Zoning Ordinance for the consideration that would clearly distinguish between vape shops, cigar lounges, and other general retail uses and introduce simpler metrics for classifying these uses; and

WHEREAS, the proposed amendment would clarify the Zoning Ordinance by replacing the definitions of recreational substances and recreational substance retail uses with definitions of nicotine vapor products, vape shops, and cigar lounges and specifying that a facility would be considered a vape shop if any nicotine vapors were sold; and

WHEREAS, the proposed amendment would differentiate vape shops and cigar lounges from more traditional retail uses that include the sale of tobacco products for off-site use and limit these uses to the M-1, Light Industrial Zoning District at least 1,000 linear feet from any child day care or private, public or parochial school, and subject to an approved special use permit; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve an ordinance amending and readopting Article 3. – Definitions and Article 23.- Supplementary Use Regulations – Special uses as indicated in Exhibit A.

EXHIBIT A

Section 2. Definitions.

Nicotine vapor product. Any noncombustible product containing nicotine or vaping fluid that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form, including liquid nicotine. "Nicotine vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, closed system, open system, or similar product or device and any cartridge or other container of nicotine in a solution or other form, including liquid nicotine, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device.

Recreational substances. Recreational substances includes the following:

- (1) Any product made of tobacco including cigarettes, cigars, smokeless tobacco, and pipe tobacco.
- (2) Any noncombustible product containing nicotine or vaping fluid that employs a heating element, power source, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from a solution or other form.
- (3) Any product, including any raw materials from hemp that are intended to be consumed by inhalation.

Recreational substances retail, off-site use. (i) the retail sale of recreational substances and (ii) includes recreational substances as 25% or more of its total inventory or 15% or more of its total display shelf area.

Recreational substances retail, on-site use Cigar lounge. Any establishment, facility, or whose business operation allows the on-site use of recreational substances any product made of tobacco including cigarettes, cigars, smokeless tobacco, and pipe tobacco. A vape shop shall not be considered a smoking lounge.

Vape Shop. Any establishment, facility, or location whose business operation involves the sale of nicotine vapor products. An establishment, facility, or location whose operation includes the sale of tobacco products other than nicotine vaping products, such as cigarettes, cigars, smokeless tobacco and pipe tobacco, shall not be considered a vape shop unless nicotine vapor products are offered for sale.

ARTICLE 23. SUPPLEMENTARY USE REGULATIONS—SPECIAL USES

Section 4. Special uses enumerated.

The following special uses may be approved by the council, as provided in this article:

- (36) ~~Recreational substances retail (both off-site and on-site use)~~ Vape shop or cigar lounge located at least 1,000 linear feet from the property line of any child day care center or public, private, or parochial school, such to be permitted within the M-1 district only.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **A Public Hearing for Consideration of an Ordinance to Approve a Request by Rudalma Mata, on Behalf Ruth Investments, LLC, to Rezone Property at 318 Irving Street, Parcel ID 006050012 from the M-2, Heavy Industrial District to the R-3, Two-Family Residence District**

PURPOSE: Consider request to rezone property at 318 Irving Street from M-2, Heavy Industrial to R-3, Two-Family Residence

REASON: The City received a petition from Rudalma Mata, Ruth Investments, LLC, to rezone the property for the purpose of constructing a single-family dwelling.

RECOMMENDATION: Planning Commission recommended approval of the request in a 6-0 vote.

BACKGROUND: Below is a general timeline of events for this request:

1. August 13, 2025 - Staff received petition by applicant to rezone the property
2. November 6, 2025 - Planning Commission recommended approval of the rezoning in a 6 (aye) and 0 (nay) vote.

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. 25-REZ-04 Memo
2. 25-REZ-04 Presentation
3. Ordinance 25-REZ-04
4. Application
5. Deed
6. Zoning Map
7. Future Land Use Map
8. Comp Plan Excerpt - Historic Core Neighborhood
9. List of M-2 Uses
10. List of R-3 Uses
11. Adjoining Property Owners



City of Petersburg

Department of Planning and Community Development
135 N Union St, Room 304
Petersburg, VA 23803
(804) 733-2308

MEMORANDUM

DATE: December, 2025

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-REZ-04: Consideration of an ordinance to approve a request by Rudalma Mata, on behalf of Ruth Investments LLC, to rezone property at 318 Irving Street, Parcel ID 006050012 from the M-2 Heavy Industrial District to the R-3 Two-Family Residence District

EXECUTIVE SUMMARY:

The City has received a request to rezone property at 318 Irving Street from the M-2, Heavy Industrial District to the R-3, Two-Family Residence District for the purpose of constructing a single-family dwelling on the lot. All existing development on Irving Street is residential and the property is designated primarily as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan.

CHRONOLOGY OF EVENTS:

1. August 13, 2025 – Petition for rezoning received
2. November 6, 2025 – Planning Commission held a public hearing and recommended approval of the request in a 6-0 vote.

BACKGROUND:

The subject property is located on the west side of Irving Street and approximately 0.11 acres in area. Irving Street is approximately 20-feet-wide and runs for less than one-tenth of a mile (about 430 feet). The street has a mix of zoning with the northern portion zoned M-2, Heavy Industrial and the southern portion zoned R-3, Two-Family Residence, but development on the street is entirely residential, consisting of five single-family dwellings.

The subject property is currently within the M-2 District which allows for a range of heavy industrial uses, including manufacturing, processing, storage, and distribution as well as data centers and large farms and plant nurseries. Residential uses are not allowed in the M-2 District apart from dwellings for watchmen or caretakers for industrial or farming uses.

The applicant is seeking to rezone the property to the R-3, Two-Family Residence Zoning District to allow for the construction of a single-family dwelling to match the existing development on Irving Street. The R-3 District allows for development of single-family and two-family dwellings (duplex) as well as educational and religious institutions.

According to the deed of sale for the subject property, it comprises two parcels, both 32.5 feet in width and 75 feet in depth. Please note these lots would be considered nonconforming and could not be developed separately. The individual parcels would have to be combined to create a single conforming lot before any construction could occur according to Article 25, Section 3.6 of the Zoning Ordinance. Additionally, since the subject property would not meet the minimum lot area requirement for the construction of duplex, residential use would be limited to one single-family dwelling.

If the rezoning is approved, the property would be subject to the requirements of the R-3 District and overall development standards of the Zoning Ordinance, including requirements for parking and architectural treatment.

ADJACENT ZONING/USES:

Property to the north and directly to the east and west of the subject property is zoned M-2, Heavy Industrial while property directly to the south and to the southeast and southwest are zoned R-3, Two Family Residence.

All existing development along Irving Street consists of single-family dwellings, including on parcels on properties within the M-2 District. Adjoining and adjacent properties to the west contain industrial uses, including a vehicle tow yard and storage and operations for a landscaping service.

COMPREHENSIVE PLAN CONSIDERATIONS:

The property is designated primarily as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Historic Core Neighborhoods generally consist of relatively short blocks, small lots, and a variety of residential uses in moderate density. According to the Comprehensive Plan, development in historic core neighborhoods should be complementary to existing development and should include compact lots fronting on the street.

Development principles for Historic Core Neighborhoods state that new and infill development should fit the scale, size, and character of existing development in the neighborhood and should include a variety of housing types. One major objective of the Comprehensive Plan is to

facilitate a diverse and attainable housing stock in the City. The plan encourages identification of key opportunity areas for infill development that's compatible with its surroundings.

The rezoning request appears to be supported by the Comprehensive Plan. The proposed single-family dwelling is in keeping with the scale and character of the existing development pattern along Irving Street. The construction of a dwelling on the subject property would be an example of appropriate, low-impact infill development that does not disrupt the existing built environment on the street.

A small portion of the subject property to its north is included in the Corridor Commercial area on the Future Land Use Map, which supports higher intensity residential uses such as multi-family as well as a range of commercial and service uses, but it should be noted this site would not be supportive of these higher intensity uses due to its size and location. Additionally, these uses would not be permitted under the request to rezone to the R-3 District and would require a rezoning to a higher-density residential district, or a commercial or mixed-use district.

PUBLIC Input:

As of the writing of this report, staff have received no telephone calls, emails, or letters in support of or in opposition to the request.

RECOMMENDATION:

Planning Commission recommended approval of the request in a 6-0 vote.

CITY COUNCIL
MEETING

DECEMBER,
2025

2025-REZ-04:

Consideration of an ordinance to approve a request by Rudalma Mata, on behalf of Ruth Investments LLC, to rezone property at 318 Irving Street, Parcel ID 006050012 from the M-2 Heavy Industrial District to the R-3 Two-Family Residence District

Subject Property



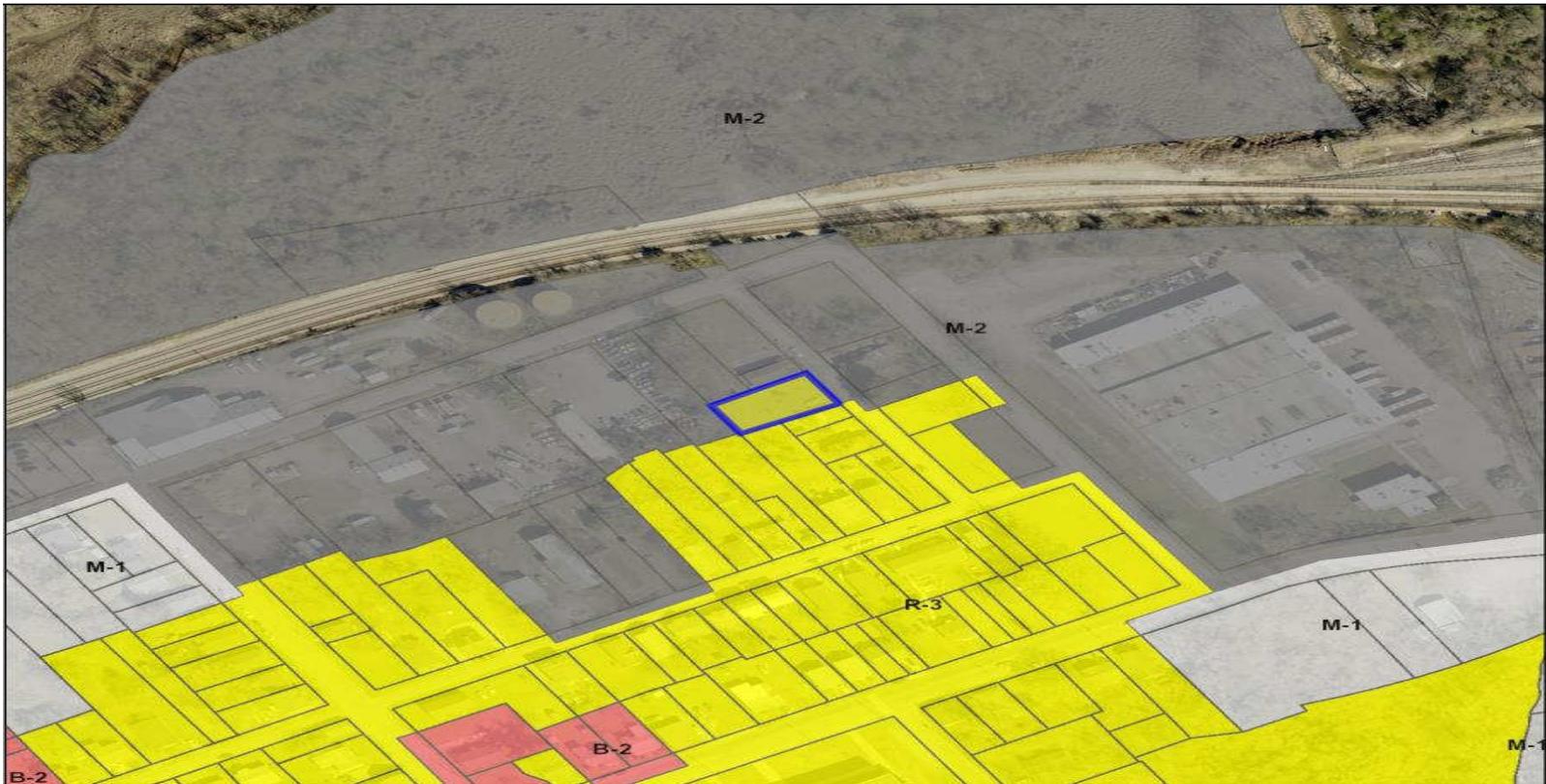
Request Overview

- 0.11-acre property located in M-2, Heavy-Industrial District
- Applicant seeking rezoning to R-3, Two-Family Residence to construct single-family dwelling
- Irving street is approximately 430 feet long with mix of M-2 and R-3 zoning, but all existing development is residential
- Property comprises two parcels; if rezoning is approved, parcels would need to be combined prior to construction
- R-3 District allows both single-family and two-family (duplex) dwellings, but subject property would be limited to single-family due to lot size

Existing Conditions



Adjoining Zoning/Uses



Comprehensive Plan Considerations

- Historic Core Neighborhood on Future Land Use Map:
 - Short blocks, small lots, variety of residential uses at moderate density
 - New and infill development should fit scale, size, and character of existing neighborhood
- Objective: “Facilitate a diverse and attainable housing stock in the City.”
 - City should identify key opportunity areas for infill development compatible with surroundings
- Small portion of the site is designated as Corridor Commercial, but primary uses encouraged for Corridor Commercial areas would require rezoning to higher-density or commercial district

Additional Considerations

- Existing development on Irving Street is residential, including single-family dwellings on either side of subject property
- Subject property would be limited to construction of a single home, development standards would apply (architectural treatment, parking, setbacks, etc.)
- Industrial development abutting and neighboring the subject property is unlikely to extend to Irving Street due to size constraints and incompatibility with existing uses

Recommendation

On November 6, 2025 Planning Commission recommended approval of the rezoning in a 6-0 vote.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 318 IRVING STREET, PARCEL IDENTIFICATION NUMBER 006050012 FROM M-2, HEAVY INDUSTRIAL DISTRICT TO R-3, TWO-FAMILY RESIDENCE DISTRICT

WHEREAS, the City of Petersburg received a petition from Rudalma Mata, on behalf of Ruth Investments LLC, to rezone the property located at 318 Irving Street from the M-2, Heavy Industrial District to the R-3, Tw-Family Residence District in order to construct a single-family dwelling on the property; and

WHEREAS, existing development on Irving Street entirely consists of residential development, namely five single-family dwellings; and

WHEREAS, due to the size of the subject property, a single-family dwelling would be the highest residential use permitted on the property per the regulations of the R-3, two-family residential district; and

WHEREAS, the property is designated primarily as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan, a designation that calls for small lots with a mix of residential uses at a moderate density and does not support heavy industrial uses; and

WHEREAS, the Petersburg NEXT Comprehensive Plan further states that infill development within a Historic Core Neighborhood area should match the scale, proportion, and character of the existing development pattern; and

WHEREAS, the Planning Commission has determined the construction of a single-family dwelling at 318 Irving Street would be a more appropriate use for the property than the heavy industrial uses permitted by the M-2, Heavy Industrial District; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve the petition to rezone the property located at 318 Irving Street from the M-2, Heavy Industrial to the R-3, Two-Family Residence District



City of Petersburg
 Department of Planning and Community Development
 Zoning Administration
 135 North Union Street, Room 304
 Petersburg, Virginia 23803
 (804) 733-2308

Special Use Permit and Rezoning Application

Date: 08/13/2025 Case Number: 401

Applicant / Owner

Applicant Name:	Rudalma Mata	Owner Name:	Ruth Investments LLC
Address:	6325 Jahnke Rd	Address:	6325 Jahnke Rd
City, State, Zip:	Richmond, VA, 23225 - 4142	City, State, Zip:	Richmond, VA, 23225 - 4142
Phone:	8043346472	Phone:	8043346472
Email:	rmata0911@hotmail.com	Email:	rmata0911@hotmail.com

Property

Current Zoning:	M-2	The following deed restrictions may affect the use of this property:
Proposed Zoning:	R-3	
Tax Parcel ID:	006-050012	Restrictions Expire:
Current Address:	318 Irving St, Petersburg, VA 23803-3424	
Approximate Area:	7,750 sq. ft.	
Acres:	0.1779	
Public Street Frntg.:	Yes	

Description of Proposed Use: Single Family Home

Justification for Special Use

The proposed use is in the interest of the public health, safety, morals and general welfare of the community because: (Provide a detailed statement of reasons why the proposed use should be granted).

The material impact of the proposed use 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 and/or present ways the impact may be mitigated).

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

Describe your experience with developing and maintaining the use in question (Provide references and/or examples).

Justification for Rezoning

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

I want to build a single family home for my mom to give her a secure place for living.

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).

All material will be according environmental regulations, I will not used any material that will impact the public welfare of the city.

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

Yes, it will be advantageous bringing more urbanization to the city.

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).

Yes, the lot is located nearby residential homes, at front and on both sides.

The undersigned applicant certifies that they:

The owner (a) are the owner, lessee or agent for (specified in writing)

Deed (b) possess a proprietary interest in (contract or option agreement)

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

I do hereby certify that the information contained herein is true and correct.

Rudalma Mata

08/13/2025

Name

Date

Parcel ID No.: 006050012
Title Insurer: Fidelity National Title Insurance Company
Consideration: \$28,000.00
Assessed Value: \$11,500.00

THIS DEED OF BARGAIN AND SALE made this 26th day of June, 2025, by and between, **Arturo J. MENDEZ**, hereinafter referred to as the "Grantor" and **RUTH INVESTMENTS LLC**, a Virginia limited liability company, hereinafter referred to as the "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does grant and convey, with GENERAL WARRANTY and with ENGLISH COVENANTS of title unto the Grantee, in fee simple, the following described real estate, to-wit:

SCHEDULE "A" ATTACHED

This conveyance is made subject to such covenants, restrictions, conditions and easements of record as may lawfully affect said property.

Words of any gender set out in this instrument shall include any other gender and words in the singular shall include the plural as required.

[Signature appears on next page]

Prepared by and Mail to:
John M. Vandenhoff, Esquire
VSB # 46486
The Law Offices of John M. Vandenhoff, PLLC
4914 Fitzhugh Avenue, Suite 105
PO Box 6202
Richmond, VA 23230

DATED: 6/20/26

Cetero J. Mandy (SEAL)
Seller

Seller (SEAL)

STATE OF VIRGINIA
CITY/COUNTY OF Charlottesville, to wit:

The foregoing affidavit was acknowledged before me this 26 day of June,
2025, by Aetero J. Mandy and _____
My Commission expires: 5/31/29
Notary Public.

Attygne



SCHEDULE "A"

PARCEL I:

ALL that lot or parcel of land, belonging in that part of the City of Petersburg called Blanford, lying and being on the west side of Irving Street fronting thereon thirty (30) feet and extending back westwardly by parallel lines seventy-five (75) feet and known and designated as Lot No. 23 in a subdivision of Lot No. 35 on a plat of Old Blanford, said plat will be found recorded in the Clerk's Office of the Hustings Court of the City of Petersburg, Virginia in Deed Book 42 at page 406, to which reference is hereby made for a more particular description of said property.

PARCEL II:

ALL that certain other lot or parcel of land, belonging in that part of the City of Petersburg called Blanford, fronting on the west side of Irving Street, thirty-two and one-half (32 1/2) feet and extending back westwardly by parallel lines seventy-five (75) feet and designated as Lot No. Twenty-two (22) in a subdivision of Lot No. 35 on the plat of Old Blanford, said plat will be found recorded in the Clerk's Office of the Hustings Court of the City of Petersburg, Virginia in Deed Book 42 at page 406, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Arturo J. Mendez, by Deed from Shirley C. Shepperson, dated December 1, 2023 and recorded December 6, 2023 in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia, as Instrument Number 202304203.

- 4. Knowledge or evidence of any boundary line dispute and
- 6. Improvements appearing to be on or over any real estate.
- 7. That there are no known violations of any existing restrictive covenants.

THE UNDERSIGNED ACKNOWLEDGES THAT THIS AFFIDAVIT IS GIVEN TO NAIACE FIDELITY NATIONAL TITLE INSURANCE COMPANY BY NEW YORK TO ISSUE A LENDER'S TITLE INSURANCE POLICY SURVEY COVERAGE AS TO SURVEY MATTERS. ANY BORROWERS EXPECTING THIS AFFIDAVIT TO PROVIDE SURVEY COVERAGE IS NOT BEING PROVIDED TO THEM BY THE COMPANY IN AN OWNER'S TITLE INSURANCE POLICY UNLESS THE COMPANY IS FURNISHED AN ACCEPTABLE SURVEY NOTE TO AFFIRMATIVE TITLE. UNCERTAIN WHETHER YOU SHOULD OBTAIN A SURVEY TO PROTECT YOUR INTERESTS, YOU SHOULD SEEK ADVICE OF AN ATTORNEY.

DATED _____

STATE OF VIRGINIA
COUNTY OF _____

The foregoing affidavit was acknowledged before me this _____ day of _____
at _____

WITNESS the following signature(s) and seal(s):

Arturo J Mendez (SEAL)
Arturo J. Mendez

STATE OF Virginia :

CITY/COUNTY OF Chesapeake, to wit:

The foregoing deed was acknowledged before me this 26 day of June,
2025, by **Arturo J. Mendez**.

Stephanie Joy Gagne
Notary Public

My commission expires: 5/31/29

Grantee Address:



TAX AUTHORIZATION FORM

Treasurer, City of Petersburg
PO Box 1271
Petersburg, VA 23804

Property: RUTH INVESTMENTS LLC
318 IRVING STREET
PETERSBURG, VA 23803
Map # 006-050012

As the new owner of the above referenced property, I/we hereby authorize you to forward all tax bills to the following:

6325 JAHNKE ROAD
RICHMOND, VA 23225

RUDALMA A. MATA

Petersburg, Virginia

Legend

City Boundary

Parcels

Zoning

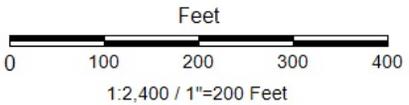
- A
- B-1
- B-2
- B-2 (C)
- B-3
- B-3 (C)
- ERC
- M-1
- M-1 (C)
- M-2
- MXD1
- MXD2
- MXD3
- PUD
- R-1
- R-1 (C)
- R-1A
- R-1A (C)
- R-2
- R-3
- R-4
- R-5
- R-5 (C)
- R-6
- RB
- RMH
- RTH
- RTH (C)



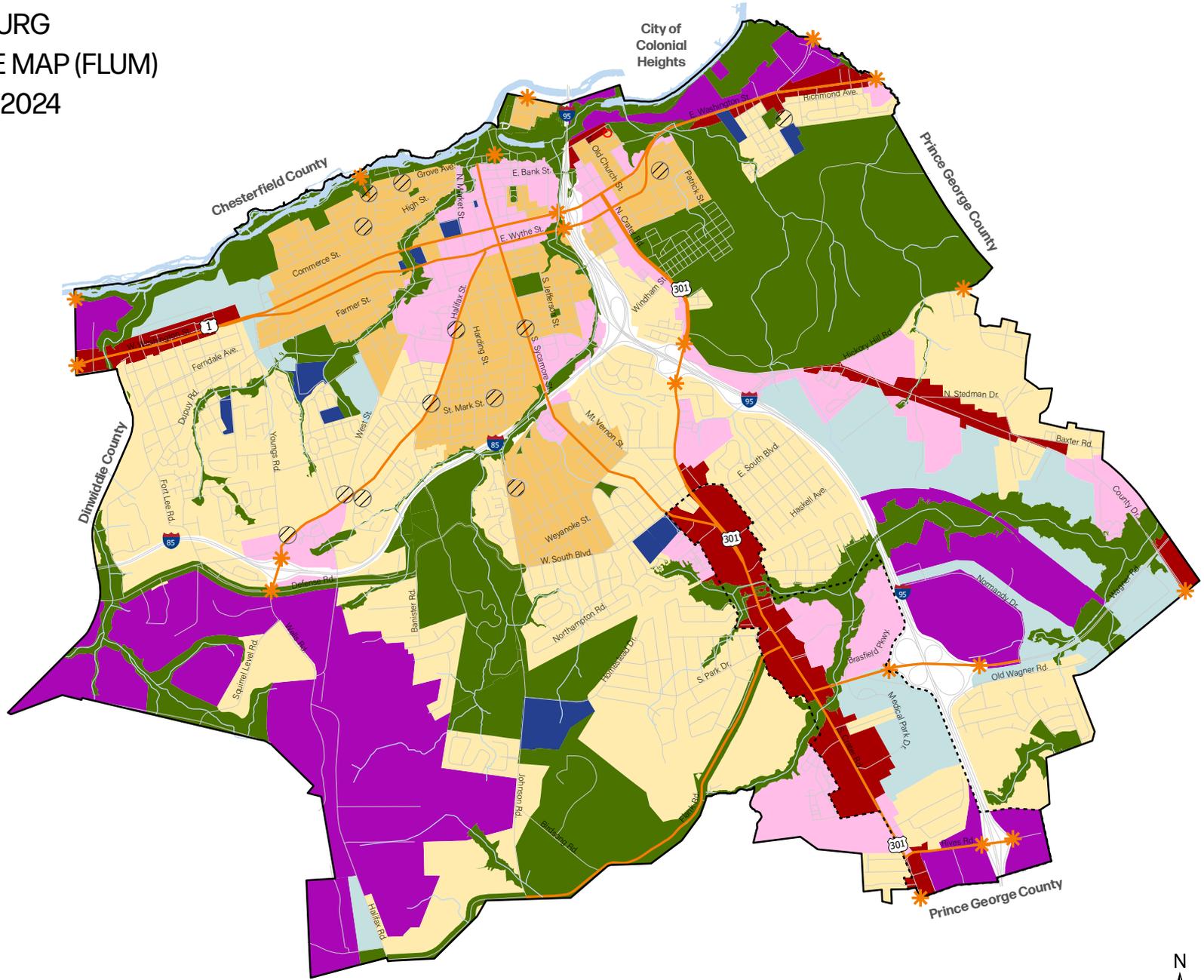
Title:

Date: 9/20/2025

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.



**CITY OF PETERSBURG
FUTURE LAND USE MAP (FLUM)
ADOPTED MAY 21, 2024**



LEGEND

- City Limits
- Roads
- Appomattox River
- Waterways
- - - South Crater Urban Development Area (UDA)
- Historic Core Neighborhoods
- Community Residential
- Neighborhood Commercial
- Community Mixed-Use
- Corridor Commercial
- Research and Development
- General Industrial
- Civic
- Conservation and Recreation
- Gateways
- Corridors



HISTORIC CORE NEIGHBORHOODS

Historic core neighborhoods directly reflect Petersburg's historic development pattern and are generally located in the heart of Petersburg north of Interstate 85 and west of Interstate 95. This development pattern consists of relatively short blocks in a grid orientation, small lots, and residential dwellings in a variety of architectural styles and developed at a moderate density. The overall age, development pattern, and scale make Petersburg's historic core neighborhoods special places worthy of preservation. Revitalization of historic core neighborhoods will serve as a catalyst for revitalization throughout the City.

Development in historic core neighborhoods should continue the existing historic street grid, be sited on compact lots, front on the public right-of-way, and use architecture that is complementary to the historic character of surrounding structures. Single-family attached and detached dwellings, accessory dwelling units, and the adaptive reuse of former single-family structures into triplexes or fourplexes are all appropriate to expand the variety of housing options. Triplexes and fourplexes are appropriate, even if not part of a retrofitted structure, provided they fit the architectural character of the surrounding area. Streetscapes should integrate streetlighting

and landscaping, with separated pedestrian and bicycle infrastructure on higher volume streets. Renovation of existing structures, adaptive reuse, and infill are the most appropriate methods of new construction in historic core neighborhoods due to a high number of blighted properties and few large, vacant lots. All renovations and infill within designated Local Historic Districts should conform to the Historic District Design Guidelines and decisions of the Architectural Review Board (ARB).

Primary Land Uses

- Accessory dwelling units
- Multi-family dwellings
- Parks, open space, trails, and recreational facilities
- Places of worship
- Residential adaptive reuse
- Residential infill development
- Schools and daycares
- Senior housing
- Single-family attached dwellings (e.g., rowhouses, duplexes)
- Single-family detached dwellings
- Triplexes and fourplexes



Planning + Development Principles

- Continue the existing street grid pattern, with new development providing interconnected streets and pedestrian infrastructure where appropriate.
- Direct the preservation, renovation, reuse, and adaptive use of existing structures.
- Protect and enhance historic structures.
- Ensure that both new and infill development fits the scale, size, proportion, and character of any existing development pattern.
- Include a variety of housing types, including accessory dwelling units, to accommodate varying income levels.
- Incorporate pedestrian and bicycle connections and safety enhancements where possible.
- Orient new buildings towards the street.
- Preserve the existing tree canopy and include native plantings when new landscaping is necessary.

ARTICLE 18. "M-2" HEAVY INDUSTRIAL DISTRICT REGULATIONS

Section 1. [Purpose.]

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the "M-2" Heavy Industrial District. This district provides for industrial operations of all types, except that certain potentially hazardous industries are permitted only after public hearing and review, to assure protection of the public interest and surrounding property and persons.

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

1. Any manufacturing, processing, storing or distributing use permitted in the "M-1" Light Industrial District;
2. Dwellings for resident watchmen and caretakers employed on the premises;
3. Accessory farm dwellings, on a farm often (10) acres or more;
4. Farm, truck garden, orchard, or nursery for growing or propagation of plants, trees and shrubs, including temporary stands for seasonal sales of products raised on the premises; but not including the raising for sale of birds, bees, rabbits, or other animals, fish or other creatures to such an extent as to be objectionable to surrounding residences by reason of odor, dust, noise, or other factors; and provided no retail or wholesale business office or store is permanently maintained on the premises;
5. The following uses and any similar industrial uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from other uses permitted; and manufacture, compounding, processing, packaging, or treatment of the following products or similar products:

Chemicals, petroleum, coal and allied products.

- Adhesives;
- Alcohol;
- Bleaching products;
- Bluing;
- Calcimine;
- Candle;
- Cleaning and polishing preparations (nonsoap) dressings and blackings;
- Dye-stuff;
- Essential oils;
- Exterminating agents and poisons;
- Fertilizer (nonorganic);

Fuel briquettes;
Glue and size (vegetable);
Ink manufacture from primary raw materials (including colors and pigments);
Soap and soap products.

Clay, stone and glass products.

Abrasive wheels, stones, paper, cloth and related products;
Asbestos products;
Brick, fire brick and clay products;
Concrete central mixing and proportioning plant;
Glass and glass products;
Graphite and graphite products;
Monument and architectural stone;
Pottery and porcelain products (coal-fired);
Refractories (other than coal-fired);
Sand-lime products;
Wallboard and plaster, building, insulation and composition flooring.

Food and beverage.

Casein;
Cider and vinegar;
Distilleries (alcoholic), breweries and alcoholic spirits (nonindustrial);
Flour, feed, and grain milling and storage;
Molasses;
Oils, shortenings, and fats (edible) and storage;
Pickles, vegetable relish and sauces;
Rice cleaning and polishing;
Sauerkraut;
Sugar refining; Rubber tire and tube;
Shell grinding;
Storage batter (wet cell).

Unclassified uses.

Accessory advertising device giving the name of the industry or advertising products
manufactured on the premises;
Bag cleaning;
Coal pocket;

Railroad switching and classification yard, roundhouse, repair and overhaul shops;
Oils, vegetable and animal (nonedible), and storage;
Paint, lacquer, shellac, and varnish (including colors and pigments, thinners and removers);
Roofing materials, building paper and felt (including asphalt and composition);
Salt tanning materials and allied products;
Tar products.

6. Data centers, subject to the following conditions:
- a. All principal structures shall be set back at least one hundred (100) feet from any property line abutting a property used or zoned for residential purposes or a public park;
 - b. A vegetated buffer fifty (50) feet in width shall be required along any property line abutting or across a road from a property used or zoned for residential purposes or a public park; for sites on which seventy (70) percent or more of the existing open space or vegetated area is cleared for the development, the buffer shall be a minimum of one hundred (100) feet in width;
 1. The buffer shall consist of an earthen berm that has a minimum height of six (6) feet and a slope not steeper than two-to-one (2:1) with plantings including a combination of large and understory deciduous trees, large and small evergreen trees, and ornamental trees and shrubs at a rate of one hundred twenty (120) plants per one hundred (100) linear feet; a minimum of forty (40) percent of the plantings shall be large evergreen trees on minimum 20-foot centers and no more than twenty (20) percent of the plantings shall be shrubs.
 2. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six-foot-tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening equivalent to the buffer yard with earthen berm.
 - c. For sites that abut property used or zoned for residential purposes or a public park, the following noise studies must be prepared by a Commonwealth Licensed Professional Engineer (PE) verifying the maximum sound levels for the development;
 1. A pre-construction study shall be submitted at the time of site plan review evaluating the existing noise conditions prior to the development and model-predicted noise conditions resulting from the development.
 2. A post-construction study of noise conditions at the time of operations shall be submitted at least one (1) month but no more than twelve (12) months after the issuance of the first Certificate of Occupancy for the development.
 3. Notwithstanding any provision to the contrary, if either the pre-construction or post-construction noise study demonstrates the development exceeds the maximum sound levels specified in Chapter 50, Section 50-36 of the City Code as measured at the boundary abutting a property used or zoned for residential purposes or a public park, noise mitigation measures shall be required to secure conformance. Each study shall be accompanied by an affidavit or certificate signed by the PE stating whether noise mitigation measures are required by the noise study. If mitigation measures are required, they shall be designed in compliance with the noise study and shown on the site plan. The Zoning Administrator has the authority to interpret and enforce the Pre- and Post-Construction Study and any necessary noise mitigation measures.

-
- d. Closed-loop systems shall be utilized if water-based cooling is employed for the facility. This requirement may be waived or amended by the Director of Public Works.

(Ord. No. 2025-012, Exh. A, 1-21-2025)

Section 3. Objectionable uses.

The following uses, or manufacture, compounding, processing, packaging or treatment of the following products, having accompanying hazards, such as fire, explosion, noise, vibration, dust or the emission of smoke, odor, or toxic gases may, if no in conflict with any law or ordinance in the City of Petersburg or State of Virginia, be located in the "M-2" Heavy Industrial District, only after the location and nature of such use shall have been approved by the city council after public hearing. The planning commission shall review the plans and statements and shall not permit such buildings, structures, or uses until there has been shown that the public health, safety, morals and general welfare will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons. The planning commission, in reviewing the plans and statements, shall consult with other agencies created for the promotion of public health and safety:

Metal and metal products.

- Boat manufacture (over five (5) tons);
- Boiler manufacture (other than welded);
- Brass and bronze foundries;
- Forge plant, pneumatic, drop and forging hammering;
- Foundries;
- Galvanizing or plating (hot dip);
- Lead oxide;
- Locomotive and railroad car building and repair;
- Motor testing (internal combustion motors);
- Ore dumps;
- Shipyards;
- Structural iron and steel fabrication;
- Wire rope and cable.

Textiles, fibers and bedding.

- Bleachery;
- Cotton wadding and linter;
- Hair and felt products, washing, curing, dyeing;
- Jute, hemp and sisal products;
- Linoleum and other surface floor covering (except wood);
- Nylon;
- Oilcloth, oil-treated products and artificial leather;
- Rayon;

Shoddy;

Wool pulling or scouring.

Wood and paper products.

Charcoal and pulverizing;

Excelsior;

Paper and paperboard (from paper machine only);

Sawmill (including cooperage stock mill);

Wallboard;

Wood preserving treatment.

Unclassified industries.

Leather tanning and curing;

Rubber (natural or synthetic), gutta percha, chicle and balata processing.

Chemicals, petroleum, coal and allied products.

Acids and derivatives;

Acetylene, generation and storage;

Ammonia;

Caustic soda;

Cellulose and cellulose storage;

Chlorine;

Coke oven products (including fuel gas);

Creosote;

Distillation, manufacture or refining of coal, tar asphalt, wood and bones;

Explosives (including ammunition and fireworks) and explosives storage;

Fertilizer (organic);

Fish oils and meal; Glue, gelatin (animal);

Hydrogen and oxygen;

Lamp black, carbon black and bone black;

Nitrating of cotton or other materials;

Nitrates (manufactured or natural) of an explosive nature, storage;

Petroleum, gasoline and lubricating oil;

Plastic materials and synthetic resins;

Potash;

Pyroxylin;

Rendering and storage of dead animals, offal, garbage or waste products;

Turpentine and resin.

Clay, stone and glass products.

Brick and firebrick refractories and clay products (coal-fired);

Cement, lime, gypsum, or plaster of Paris;

Minerals and earths: quarrying, extracting, grinding, crushing and processing.

Food and beverage.

Fat rendering;

Fish curing;

Slaughtering of animals;

Starch manufacture.

Metals and metal products.

Aluminum powder and paint manufacture;

Blast furnace, cupolas;

Blooming mill;

Metal and metal ores, reduction, refining, smelting and alloying;

Scrap metal reduction;

Steel works and rolling mill (ferrous).

Wood and paper products.

Match manufacture;

Wood pulp and fiber, reduction and processing.

Unclassified industries and uses.

Cotton ginning;

Cotton seed oil refining;

Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage; Shell dredging;

Stockyard.

Section 4. Height, area and bulk regulations.

Height, area and bulk requirements shall be as set forth in the chart of article 22, and in addition the following regulations shall apply:

- (1) There shall be a side yard not less than twenty-five (25) feet in width on the side of a lot adjoining a residence district;
- (2) There shall be a rear yard not less than twenty-five (25) feet in depth on the rear of a lot adjoining a residence district;
- (3) Grain elevators, gas holders, coal bunkers, oil cracking towers and other similar structures may exceed one hundred twenty-five (125) feet in height, but whenever any building or structure in the "M-2" Heavy Industrial District adjoins or abuts upon a residence district, such building or structure shall not

exceed fifty (50) feet in height, unless set back one foot from all required yard lines for each foot of additional height above fifty (50) feet.

Section 5. Reference to additional regulations.

The regulations contained in this article are supplemented or modified by regulations contained in other articles of this ordinance, especially the following: Article 19, Off-street parking regulations; Article 20, Off-street loading regulations; Article 23, Supplementary use regulations; Article 25, Supplementary height, area and bulk regulations.

ARTICLE 8. "R-3" TWO-FAMILY RESIDENCE DISTRICT REGULATIONS

Section 1. [Purpose.]

The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the "R-3" Two-Family Residence District. The purpose of this district is to maintain a generally spacious residential environment, but at the same time permit a variety of housing types. Population density and height of buildings are low enough to be compatible with neighboring single-family development. Permitted community facilities are the same as for the one-family districts.

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

- (1) Any use permitted in the "R-1A" Single-Family Residence District;
- (2) Institutions of an educational or religious nature;
- (3) Two-family dwellings
- (4) Short-term rental of an existing dwelling, subject to the provisions of Article 39, Short-term rental regulations.

(Ord. No. 2025-RES-041, Exh. A, 6-17-2025)

Section 3. Height, area and bulk regulations.

Height, area and bulk requirements shall be as set forth in the chart of article 22.

Section 4. Reference to additional regulations.

The regulations contained in this article are supplemented or modified by regulations contained in other articles of this ordinance, especially the following: Article 19, Off-street parking regulations; Article 20, Off-street loading regulations; Article 23, Supplementary use regulations; Article 25, Supplementary height, area and bulk regulations.

Address	Owner	Mailing Address	City, State, Zip
858 Bollingbrook St	Christian Sloan	840 Bollingbrook St	Petersburg, VA 23803
847 Miller St	House of Restoration	PO Box 2489	Petersburg, VA 23804
860 Bollingbrook St	James Moorefield	1436 Whittier Pl	Washington, DC 20012
319 Irving St	RD Group/1 LLC	PO Box 869	Petersburg, VA 23804
314 Irving St	Robert Williams	314 Irving St	Petersburg, VA 23803
318 Irving St	Ruth Investments LLC	6325 Jahnke Road	Richmond, VA 23225
849 Miller St	Terry Jung	540 S Crater Rd	Petersburg, VA 23803
322 Irving St	Willie Shpperson	1616 Drury St	Petersburg, VA 23805
315 Irving St	Winifred Walker	2974 Blendwell Rd	Richmond, VA 23224



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Brian Moore

RE: **Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and I AM POWER to Purchase the City-Owned Properties at 35 and 17 Bank Street, Located in Petersburg, VA**

PURPOSE: Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and I AM POWER to purchase the City-owned properties at 35 and 17 Bank Street located in Petersburg, VA.

REASON: The City of Petersburg has received a proposal from I AM POWER to purchase the City-owned properties at 35 and 17 Bank Street, located in Petersburg, VA.

RECOMMENDATION: The Department of Economic Development recommends approval of the Ordinance approving the Purchase Agreement and authorizing the City Manager and the City Attorney to execute all documents to facilitate the sale of City-owned property in accordance with applicable legal requirements.

BACKGROUND: The City of Petersburg City Council considered an Ordinance authorizing the City Manager to execute the Purchase Agreement related to the sale of city-owned property located at 35 and 17 Bank Street, located in Petersburg, VA.

N/A

CITY COUNCIL HEARING DATE: 12/9/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development, City Attorney

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. Ordinance
2. I AM POWER EDA Bond Application Hearing Presentation

3. 35 &17 Bank Street I AM POWER LOI
4. 35 &17 Bank Street I AM POWER Packet
5. 17 E. Bank Street-Deed & Plat Bk 4 Pg 153

ORDINANCE

This is an Ordinance Authorizing the City Manager to execute the Purchase Agreement toward the Sale of City-owned properties at 35 and 17 Bank Street.

WHEREAS, the City of Petersburg has received a proposal from I AM POWER to purchase the City-owned properties at 35 and 17 Bank Street; and

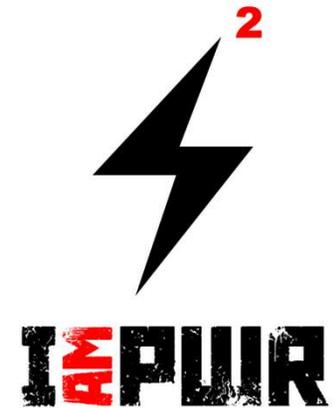
WHEREAS, the potential benefits to the City include infill development, economic growth, and increased tax base; and

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

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute the Purchase Agreement with I AM POWER toward the sale and development of City-owned properties located at 35 and 17 Bank Street.

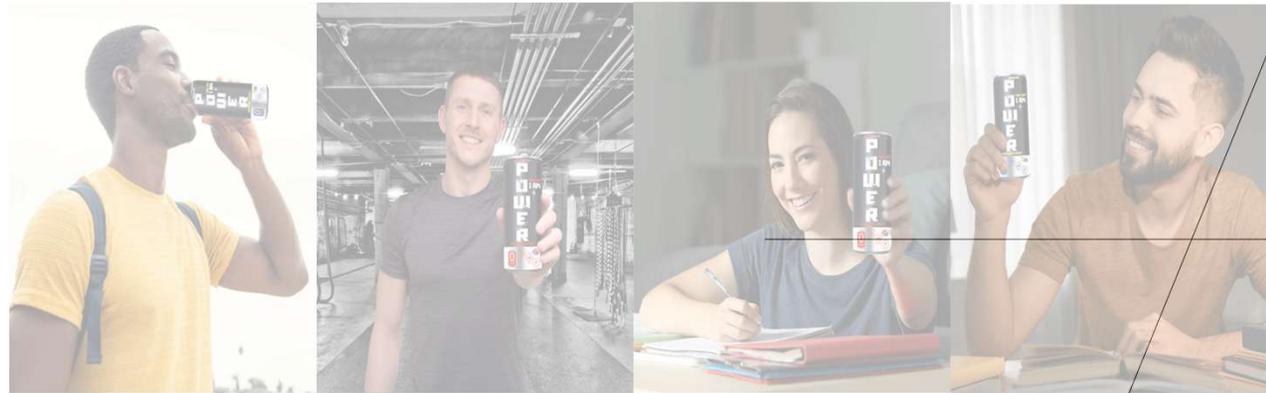
EDA BOND APPLICATION HEARING

DATE: 7/31/25





AGENDA



- 1. Introduction to I AM POWER Team**
- 2. Summary of I AM POWER Manufacturing Plant**
- 3. Summary of POWER CENTER**
- 4. Economic Impact of Power Projects**
- 5. Q & A**

POWER TEAM

Education: University of Virginia, Charlottesville, VA May 1999

- Bachelor of Arts in Architecture – Urban Planning & Development
- Selected First team All-ACC Football, 2nd team All-American
- Defensive MVP 1998, Recipient of Joe Palumbo Award for dedication & enthusiasm
- Helped address zoning, traffic pattern, and developmental issues along the Route 29 corridor in Charlottesville





POWER TEAM

NFL Professional Experience:

National Football League 1999 - 2008

Cleveland Browns (1999-2001)

- Selected by 2001 NFL Man of the Year for Community which recognizes the player who best exemplifies the dedication and love of football, fans and community.

Jacksonville Jaguars (2002)

- 2002 NFL Man of the Year

Detroit Lions (2003-2005)

- Lead Superbowl XL Committee Chairmans Bill Ford / Roger Penske in beautify Detroit MI project



POWER TEAM

Professional Profile & Experience

- I AM POWER LLC (CEO /Founder)
- VAPROELITE Foundation (Co-Founder)
- Residential Developer – land acquisition & development
- I-95 LLC (Co-Owner) – Acquisition of 3200 Acre of Prime Raw land in VA
- Pre-Construction & Condo hotel properties in Florida
 - Gansevoort Hotel, Sanctuary Hotel, Canyon Ranch – Miami Beach
- Miller International Foods



POWER TEAM



Terrance Edwards

- Virginia Union University /Bachelor of Science in Psychology/ Social work – May 2005
- I AM POWER / Chief Operating Officer
- Program Director & Mental Health Counselor – City of Richmond
- Mental Health Professional – 20 years

Tiffany Velez Rodgers

- Hampton University / Business Management May 2001
- I AM POWER / Director of Brand & Business Development
- Director of Marketing - Hampton University Proton Cancer Institute
- Wyndam Hotel Marketing Manager
- Over 15yrs Marketing Experience ⁶

I AM POWER ENERGY – STORY

Story

- Wali's mission – I AM
- Powder product
- RTD cans
- Manufacturing plant

Goals:

- Empower all individuals to be their highest self
- Increase the energy & frequency level of humanity
- To be a movement that empowers and crosses boundaries
- To be the #1 natural energy drink company in the country and world

Our Mission:

Provide an array of natural products that enhance your molecular makeup to be your best





I AM POWER MANUFACTURING PLANT

I AM POWER is a wellness-driven beverage company focused on producing natural, mushroom-based energy drinks that support vitality, focus, and overall well-being. We are planning to develop a 40,000 sq. ft. manufacturing facility in Petersburg, Virginia, which will serve as the operational hub for the brand's national expansion.

This plant will house three lines of business:

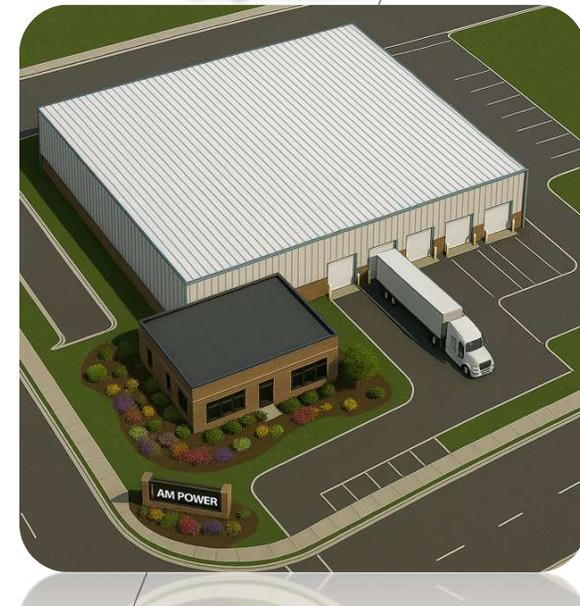
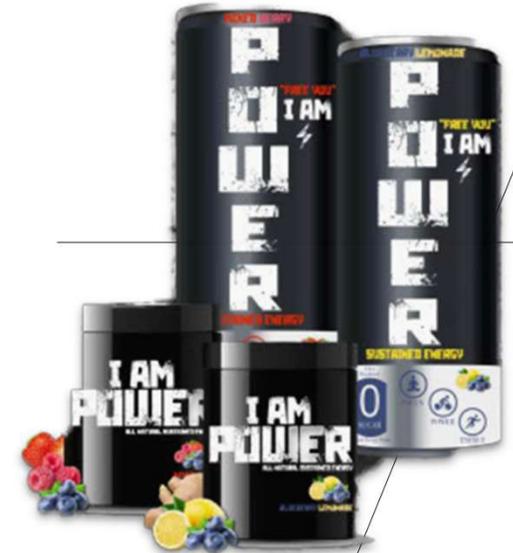
- 1.Canned Beverage Production
- 2.Powder Supplement Formulation & Packaging
- 3.Contract Manufacturing Services for Other Brands

Location: Under Contract



I AM POWER MANUFACTURING PLANT

- Expect to sell 1.2 million bottles in Year 1 increasing by 5% annually
- \$4.00 starting retail price
- Hiring 15 Full time employees first year increasing to over 40 in year 5
- Estimating \$3M+ per year



ROUTE TO MARKET

- National Presence
- Distribution across several colleges and universities
- Gyms & Casinos

COLLEGES & UNIVERSITIES



VITAMIN SPECIALTY & DRUG



FITNESS



GROCERY



NATURAL CHANNEL



CONVENIENCE



ECOMMERCE



ENTERTAINMENT



EVENTS

Youth Camps &
Community Events

SUMMARY OF POWER CENTER

The **Power Center** will be a transformative mixed-use development including:

- Office space / 20,000 sq. ft.
- Retail outlets / 50,000 sq. ft.
- Marriott Courtyard Hotel accommodations/ 125 rooms / 68,000 sq ft
- Health club – 15,000 sq ft
- Parking facilities – 250 parking spaces with North American Charging Standard
- Housing units – 140 units / 133,000 sq ft

The **Power Center** will attract businesses, residents, and visitors alike, generating steady revenue streams across multiple business sectors.

The retail and hospitality sectors will foster economic growth by creating jobs and supporting local businesses,

The office space encourages corporate investment and entrepreneurship.

The **Power Center** will significantly contribute to the city's economic development, increase property values, increase tax revenue, and create a reason to come downtown!



SUMMARY OF POWER CENTER



Components	Measurement	Rooms/Space	Notes
Office Space	20,000	TBD	Class A space, designed for efficiency and affordability
Retail Space	50,000	TBD	Space for dining options, grocery, salons, etc.
Hotel	68,800	125	Marriott Courtyard – business and tourists, event attendees
Housing	133,000	140	(70) 1-bedrooms / 70 2-bedrooms – market rates
Health Club	15,000	TBD	POWER Gym with fitness and wellness amenities – I AM POWER products
Parking	TBD	250	North American Charging standard (NACS) electric vehicle (EV) charging connectors and charging ports

12



BENEFITS OF MULTI-USE TOWN CENTERS

- 80% of US population lives in an Urban City
- Community & Lifestyle Benefits (LIVE-PLAY-WORK Integration)
- Environmental & Sustainability Benefits (reduce vehicle use, efficient land use, energy use)
- Urban revitalization & Identity - spark community
- Increased tax revenue - boost sales, property and occupancy tax bases for local governments
- The average commute for a Petersburg resident is 27 min

ECONOMIC IMPACT OF THE POWER PROJECTS



Job Creation:

- The facility is projected to create hundreds of full-time and part-time jobs across production, manufacturing, administration, hotel and property management, maintenance, etc. (+150)

Workforce Development

- We plan to partner with local institutions for workforce training and internship opportunities, with a focus on empowering underserved communities through second chances.
- Youth Engagement & Entrepreneurship

Innovation & Sustainability

- The POWER PROJECTS will operate using energy-efficient systems and sustainable measures, aligning with our brand's commitment to wellness and environmental responsibility.

Housing & Urban Vitality

- Mixed-income housing options to support diverse families, professionals, and seniors. Revitalizes underutilized urban land, increasing vibrancy and reducing blight. Increased population density to support local businesses, schools, and transit

Revenue

- 125M projected revenue into the city of Petersburg : 125M over the next 5 years



WHY PETERSBURG?

- Petersburg's strategic location off I-95 and I-85
- Military bases
- Talent pool from community, local colleges and second changes (program)
- Collaboration and Partnership with LIVE CASINO

We believe **I AM POWER** is more than a brand—it's a movement for health, self-empowerment, and economic revitalization.



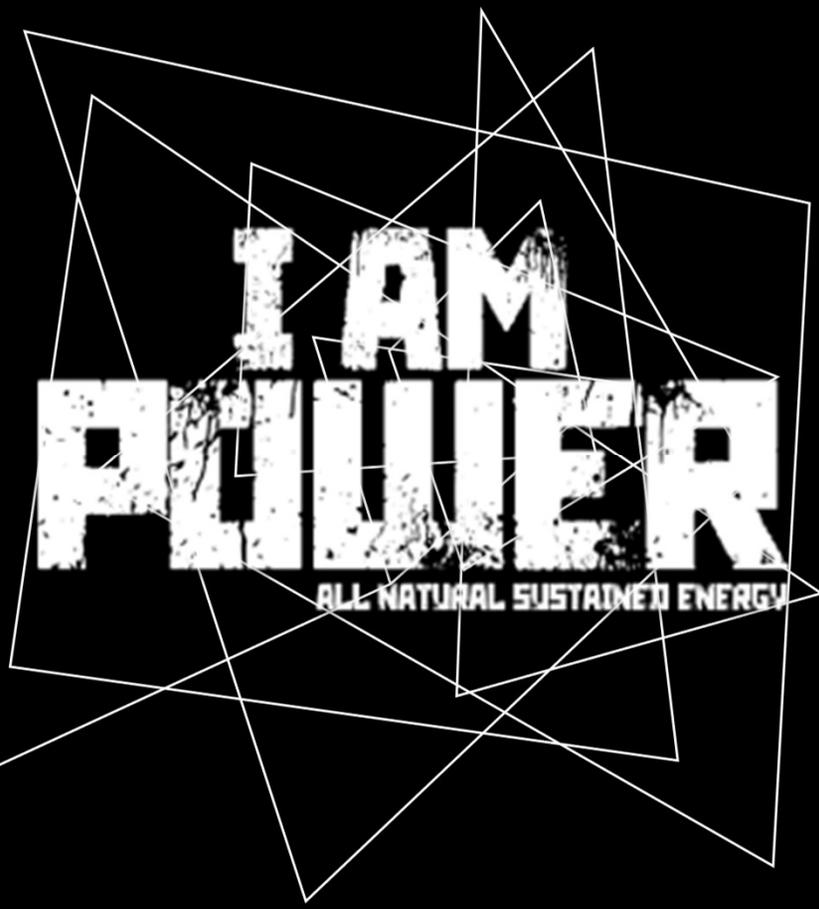
I AM
PETERSBURG
VIRGINIA



Q&A

WALI RAINER

WWW.IAMPWR.COM



Letter of Intent

I AM POWER LLC
14400 Hull Street
Richmond, Virginia 23223

May 27, 2025

Mr. Brian A. Moore
Director, Economic Development
City of Petersburg
135 North Union Street
Petersburg, VA 23803

Dear Mr. Moore,

I am writing to formally express my intent, as Managing Member of I AM POWER LLC, located at 14400 Hull Street, Richmond, VA 23832, to purchase two parcels of property situated in downtown Petersburg, Virginia. The properties are:

35 Bank Street, Parcel 011140009, assessed price \$ 315,500.
17 Bank Street, Parcel 011140011, assessed price \$ 55,500.

The purchase price offered for these properties is **\$556,500**, compared to their assessed value of **\$371,000**. The price offered is **150%** of the assessed value of the two parcels.

The purpose of this acquisition is to develop **The Power Center and Hotel**. This development will significantly contribute to the economic growth of the City of Petersburg's downtown and will align with the shared goals of fostering business opportunities and enhancing community vitality. We are fully committed to ensuring that this undertaking is in harmony with the city's development priorities.

I understand that the finalization of this transaction will require further discussions and negotiations. I am confident that this endeavor will result in a mutually beneficial outcome and serve as a catalyst for positive collaboration between I AM POWER LLC and the City of Petersburg.

Kindly advise on the next steps required to advance this process. Should you require any additional documentation or information, please do not hesitate to contact me.

I look forward to collaborating with the city administration to bring this exciting project to fruition. Thank you for your time and attention to this matter.

Sincerely,

Wali Rainer
Managing Member

The Power Center and Hotel

Project Summary

The **Power Center** will be a **mixed-use development** blending historic charm with modern functionality. The design features a **red brick facade with dark glass accents**, creating a distinctive and timeless aesthetic. The estimated total budget range for the project is **\$120–\$140 million dollars**.

Key Components:

- **Office Space:** 20,000 sq. ft. of Class A office space, designed for efficiency and affordability.
- **Retail:** 50,000 sq. ft. of dynamic retail space, dining options, and a grocery store.
- **Hotel:** 80–100-room hotel, catering to business travelers, tourists, and event attendees. It would have the following amenities:
 - Comfortable bedding with quality linen.
 - Free Wi-Fi access.
 - Flat-screen TV with cable or streaming services.
 - Mini-fridge and coffee maker.
 - Work desk and ergonomic chair.
 - In-room safe.
 - Iron and ironing board.
 - Complimentary toiletries.
- **Health Club:** 15,000 sq. ft. of fitness and wellness amenities, focused on key essentials for health and wellness.
- **Parking Garage:** 200–250 spaces, with North American Charging Standard (NACS) electric vehicle (EV) charging connectors and charging ports.

Budget & Cost Strategies:

The project will prioritize affordability while maintaining quality:

- **Energy-efficient systems** to minimize long-term expenses.
- **Smart material choices** optimizing cost while preserving aesthetics.
- **Shared infrastructure** across uses to maximize efficiency.
- **Phased development approach** to control initial investment.

Vision & Community Impact:

The Power Center is designed to be a **vibrant, multi-use urban hub**, catering to office workers, visitors, shoppers, and residents while reflecting the **rich historic character of Petersburg**. It will enhance the local economy and community.

Project Specifications

- **Class A Office Space: 20,000 sq. ft.**
- **Retail Space: 50,000 sq. ft.** with flexible tenant spaces to attract retail brands.
- **Hotel: 80–100 rooms., A Mariott Courtyard** is the desired hotel.
- **Health Club: 15,000 sq. ft.,** focusing on key fitness amenities without extensive spa features. The health club name would be **“I AM POWER.”**
- **Parking Garage: 200–250 spaces,** starting at ground level.
- **Overall Design: Historic red brick structure with dark glass** with cost-effective materials and efficient energy solutions to reduce long-term operational expenses.

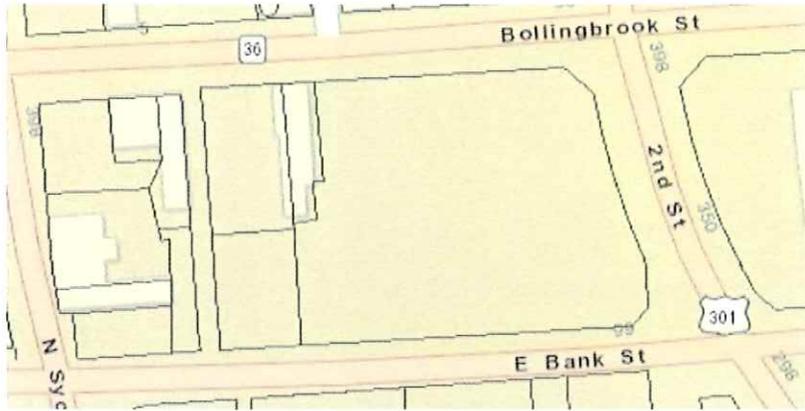
Project Area

The project would be on 2 adjoining parcels of 35 East Bank Street and 17 East Bank Street, respectively. The parcel information for the parcels is listed below:

Summary	Improvements	Ownership History	Assessments	Property Tax	Images
Owner Name: CITY OF PETERSBURG Owner Mailing Address: 135 N UNION ST PETERSBURG, VA 23803 Property Use: 479 Parking Lots State Class: 7 Exempt Local Zoning: B-3				Property Address: 35 BANK ST E Petersburg VA Legal Acreage: 1.366 Legal Description: 6 PARCELS 1.35 ACRES Subdivision: Bolling Terminal Assessment Neighborhood Name: No Data Local Historic District: Old Towne National Historic District: Old Towne Enterprise Zone: Yes Opportunity Zone: 51730811300	

Summary	Improvements	Ownership History	Assessments	Property Tax	Images
Owner Name: CITY OF PETERSBURG Owner Mailing Address: 135 N UNION ST PETERSBURG, VA 23803 Property Use: 479 Parking Lots State Class: 7 Exempt Local Zoning: B-3				Property Address: 17 BANK ST E Petersburg VA Legal Acreage: .157 Legal Description: TWO PARCELS Subdivision: Bolling Terminal Assessment Neighborhood Name: No Data Local Historic District: Old Towne National Historic District: Old Towne Enterprise Zone: Yes Opportunity Zone: 51730811300	

The following pictures show the properties from the City Real website and Google Maps:



Cost Summary

Estimated Cost Breakdown

Component	Size	Estimated Cost Range
Class A Office Space	20,000 sq. ft.	\$200-\$400 per sq. ft.
Retail Space	50,000 sq. ft.	\$150-\$350 per sq. ft.
Hotel (80-100 rooms)	80-100 rooms	\$200,000-\$450,000 per room
Health Club	15,000 sq. ft.	\$150-\$300 per sq. ft.
Parking Garage	200-250 spaces	\$12,000-\$25,000 per space

Total Estimated Cost

The total cost is projected to fall within **\$120 million to \$140 million**, depending on final design choices, materials, and regional construction costs.

Sample Renderings

The following are two sample renderings for The Power Center:



Summary

The Power Center will be a transformative mixed-use development that seamlessly blends modern amenities with historic architectural charm, creating a vibrant hub in downtown Petersburg. With its thoughtfully integrated office space, retail outlets, hotel accommodations, health club, and parking facilities, The Power Center will attract businesses, residents, and visitors alike, generating steady revenue streams across multiple business sectors. The retail and hospitality sectors will foster economic growth by creating jobs and supporting local businesses, while the office space encourages corporate investment and entrepreneurship. The Power Center's commitment to smart urban planning and energy-efficient design enhances the sustainability and appeal of downtown, while reinforcing its role as a thriving commercial and social destination. By revitalizing the underutilized space in the center of downtown, The Power Center will significantly contribute to the city's economic development, increase property values, increase tax revenue, and create a reason to come downtown!

REAL ESTATE PURCHASE AGREEMENT

Assessed Values: \$371,000
Consideration: \$556,500

Tax Map No.: 011140009, 35 Bank Street
011140011, 17 Bank Street

This Real Estate Purchase Agreement (the "Agreement") is dated [Date], between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, I AM POWER 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: 35 Bank Street, Tax Map Number: 011140009, and 17 Bank Street, Tax Map Number: 011140011.

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 five hundred and fifty-six thousand, five hundred dollars (\$556,500) (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, fifty-five, six hundred and fifty dollars (\$55,650) (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. The purchaser may close on the Property prior to completion of the Due Diligent Period with reasonable advance notice to the Seller. At Closing, the 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 eighty (180) 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.

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

- 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 [Date]. Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on [Date], and must be formally approved by City Council. 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 a right of reverter in the event that the Developer fails to comply with the terms of the Development Agreement.

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. Except for damages proximately caused by Purchaser, its employees, agents, or assigns, 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

John "March" Altman

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:

Mr. Wali Rainer, Managing Member

I AM POWER LLC

14400 Hull Street

Richmond, VA 23832

COPY TO:

James Bruno, Counsel

James River Law

1710 East Franklin Street, Suite 100

Richmond, VA 23223

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. **Attorneys' Fees and Costs:** Except as otherwise provided in this Agreement, should either party hereto incur costs, including attorney's fees, to enforce the terms of this Agreement, the

substantially prevailing party shall be entitled to recover all such costs and attorney's fees from the non-substantially prevailing party.

16. **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.
17. **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.
18. **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.
19. **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.
20. **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.
21. **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.
22. **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.
23. **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.
24. **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.
25. **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.

26. **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.
27. **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. In the event of reversion, the property reverts to the City with all improvements thereon, and without reimbursement of any of the purchase price or expenses incurred by purchaser for improvements.
28. **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.

CA Final Draft

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

PURCHASER: I AM POWER LLP
By: Wali Rainer 
Title: Ceo
Date: 27 May 2025

SELLER:
The City of Petersburg, Virginia
By: _____, John "March" Altman
Title: City Manager
Date: _____

ESCROW AGENT:
By: _____,
Title: _____
Date: _____

Approved as to form:
Date: _____
By: _____, Anthony Williams
Title: City Attorney

CA Final Draft

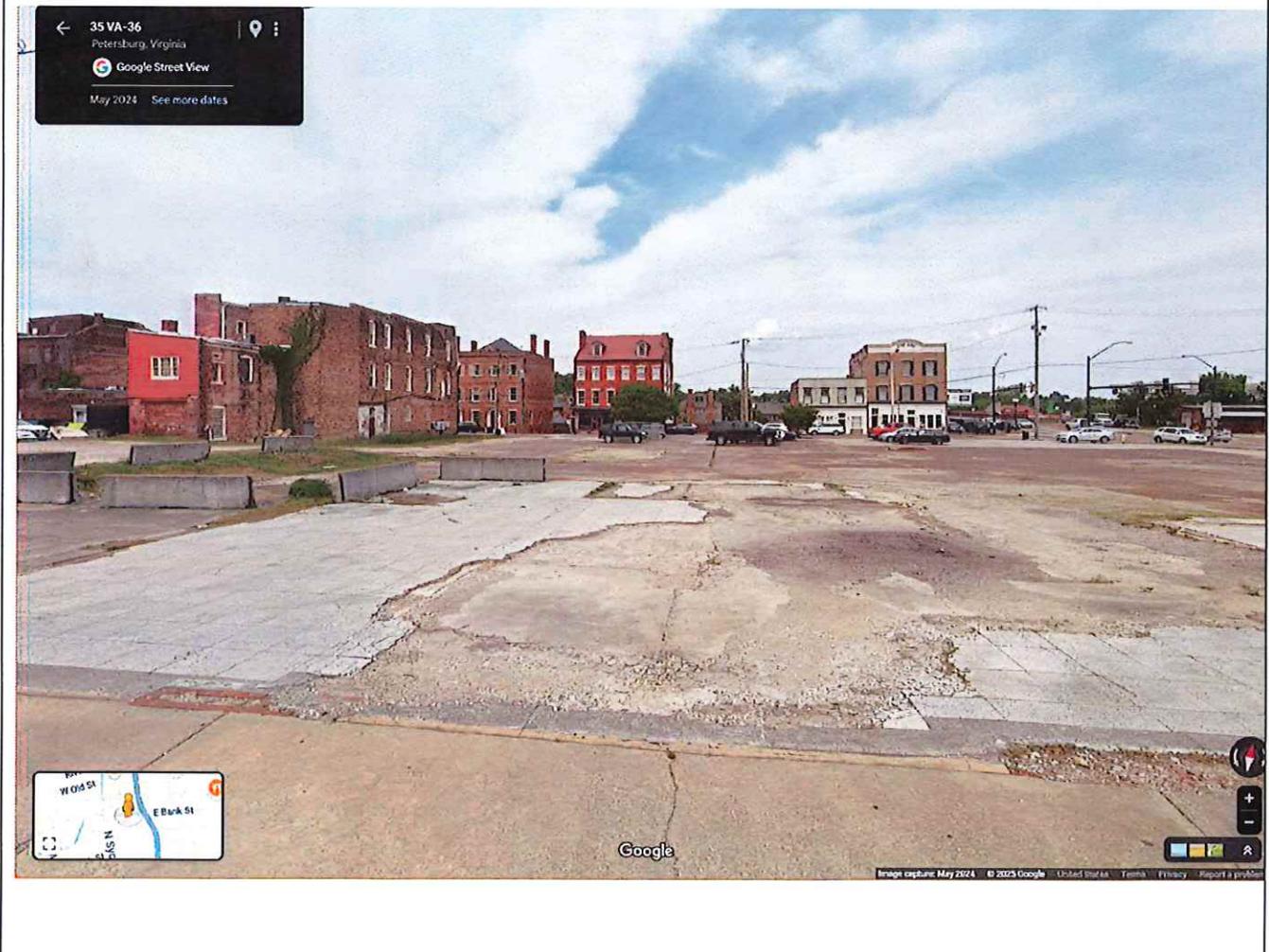
PROJECT BRIEF

Developer:	I AM POWER LLC
Project Address:	35 BANK STREET 17 BANK STREET
Assessed Value:	\$371,000
Offer Amount:	\$556,500
Percentage Offered:	150%

PROJECT DESCRIPTION:

To develop the I AM POWER Center and Hotel.

PROPERTY PICTURE (TODAY)



REAL ESTATE PURCHASE AGREEMENT

Assessed Values: \$371,000
Consideration: \$556,500

Tax Map No.: 011140009, 35 Bank Street
011140011, 17 Bank Street

This Real Estate Purchase Agreement (the "Agreement") is dated [Date], between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, I AM POWER 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: 35 Bank Street, Tax Map Number: 011140009, and 17 Bank Street, Tax Map Number: 011140011.

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 five hundred and fifty-six thousand, five hundred dollars (\$556,500) (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, fifty-five, six hundred and fifty dollars (\$55,650) (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. The purchaser may close on the Property prior to completion of the Due Diligent Period with reasonable advance notice to the Seller. At Closing, the 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 eighty (180) 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.

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

- 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 [Date]. Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on [Date], and must be formally approved by City Council. 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 a right of reverter in the event that the Developer fails to comply with the terms of the Development Agreement.

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. Except for damages proximately caused by Purchaser, its employees, agents, or assigns, 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

John "March" Altman

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:

Mr. Wali Rainer, Managing Member

I AM POWER LLC

14400 Hull Street

Richmond, VA 23832

COPY TO:

James Bruno, Counsel

James River Law

1710 East Franklin Street, Suite 100

Richmond, VA 23223

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. **Attorneys' Fees and Costs:** Except as otherwise provided in this Agreement, should either party hereto incur costs, including attorney's fees, to enforce the terms of this Agreement, the

substantially prevailing party shall be entitled to recover all such costs and attorney's fees from the non-substantially prevailing party.

16. **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.
17. **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.
18. **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.
19. **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.
20. **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.
21. **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.
22. **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.
23. **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.
24. **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.
25. **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.

26. **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.
27. **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. In the event of reversion, the property reverts to the City with all improvements thereon, and without reimbursement of any of the purchase price or expenses incurred by purchaser for improvements.
28. **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.

CONFIDENTIAL

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

PURCHASER: _____

By: _____

Title: _____

Date: _____

SELLER:

The City of Petersburg, Virginia

By: _____, John "March" Altman

Title: City Manager

Date: _____

ESCROW AGENT:

By: _____

Title: _____

Date: _____

Approved as to form:

Date: _____

By: _____, Anthony Williams

Title: City Attorney

DRAFT

Letter of Intent

I AM POWER LLC
14400 Hull Street
Richmond, Virginia 23223

May 27, 2025

Mr. Brian A. Moore
Director, Economic Development
City of Petersburg
135 North Union Street
Petersburg, VA 23803

Dear Mr. Moore,

I am writing to formally express my intent, as Managing Member of I AM POWER LLC, located at 14400 Hull Street, Richmond, VA 23832, to purchase two parcels of property situated in downtown Petersburg, Virginia. The properties are:

35 Bank Street, Parcel 011140009, assessed price \$ 315,500.

17 Bank Street, Parcel 011140011, assessed price \$ 55,500.

The purchase price offered for these properties is **\$556,500**, compared to their assessed value of **\$371,000**. The price offered is **150%** of the assessed value of the two parcels.

The purpose of this acquisition is to develop **The Power Center and Hotel**. This development will significantly contribute to the economic growth of the City of Petersburg's downtown and will align with the shared goals of fostering business opportunities and enhancing community vitality. We are fully committed to ensuring that this undertaking is in harmony with the city's development priorities.

I understand that the finalization of this transaction will require further discussions and negotiations. I am confident that this endeavor will result in a mutually beneficial outcome and serve as a catalyst for positive collaboration between I AM POWER LLC and the City of Petersburg.

Kindly advise on the next steps required to advance this process. Should you require any additional documentation or information, please do not hesitate to contact me.

I look forward to collaborating with the city administration to bring this exciting project to fruition. Thank you for your time and attention to this matter.

Sincerely,

Wali Rainer
Managing Member

The Power Center and Hotel

Project Summary

The Power Center will be a mixed-use development blending historic charm with modern functionality. The design features a red brick facade with dark glass accents, creating a distinctive and timeless aesthetic. The estimated total budget range for the project is \$120–\$140 million dollars.

Key Components:

- **Office Space:** 20,000 sq. ft. of Class A office space, designed for efficiency and affordability.
- **Retail:** 50,000 sq. ft. of dynamic retail space, dining options, and a grocery store.
- **Hotel:** 80–100-room hotel, catering to business travelers, tourists, and event attendees. It would have the following amenities:
 - Comfortable bedding with quality linen.
 - Free Wi-Fi access.
 - Flat-screen TV with cable or streaming services.
 - Mini-fridge and coffee maker.
 - Work desk and ergonomic chair.
 - In-room safe.
 - Iron and ironing board.
 - Complimentary toiletries.
- **Health Club:** 15,000 sq. ft. of fitness and wellness amenities, focused on key essentials for health and wellness.
- **Parking Garage:** 200–250 spaces, with North American Charging Standard (NACS) electric vehicle (EV) charging connectors and charging ports.

Budget & Cost Strategies:

The project will prioritize affordability while maintaining quality:

- **Energy-efficient systems** to minimize long-term expenses.
- **Smart material choices** optimizing cost while preserving aesthetics.
- **Shared infrastructure** across uses to maximize efficiency.
- **Phased development approach** to control initial investment.

Vision & Community Impact:

The Power Center is designed to be a **vibrant, multi-use urban hub**, catering to office workers, visitors, shoppers, and residents while reflecting the **rich historic character of Petersburg**. It will enhance the local economy and community.

Project Specifications

- **Class A Office Space: 20,000 sq. ft.**
- **Retail Space: 50,000 sq. ft.** with flexible tenant spaces to attract retail brands.
- **Hotel: 80–100 rooms.**, A **Mariott Courtyard** is the desired hotel.
- **Health Club: 15,000 sq. ft.**, focusing on key fitness amenities without extensive spa features. The health club name would be **"I AM POWER."**
- **Parking Garage: 200–250 spaces**, starting at ground level.
- **Overall Design: Historic red brick structure with dark glass** with cost-effective materials and efficient energy solutions to reduce long-term operational expenses.

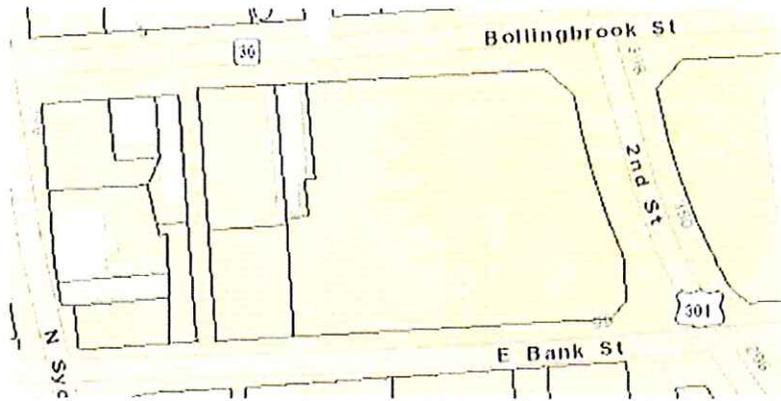
Project Area

The project would be on 2 adjoining parcels of 35 East Bank Street and 17 East Bank Street, respectively. The parcel information for the parcels is listed below:

Summary	Improvements	Ownership History	Assessments	Property Tax	Images
Owner Name: CITY OF PETERSBURG Owner Mailing Address: 135 N UNION ST PETERSBURG, VA 23803 Property Use: 479 Parking Lots State Class: 7 Exempt Local Zoning: B-3				Property Address: 35 BANK ST E Petersburg VA Legal Acreage: 1.366 Legal Description: 6 PARCELS 1.35 ACRES Subdivision: Bolling Terminal Assessment Neighborhood Name: Old Towne Local Historic District: Old Towne National Historic District: Old Towne Enterprise Zone: Yes Opportunity Zone: 51730811300	

Summary	Improvements	Ownership History	Assessments	Property Tax	Images
Owner Name: CITY OF PETERSBURG Owner Mailing Address: 135 N UNION ST PETERSBURG, VA 23803 Property Use: 479 Parking Lots State Class: 7 Exempt Local Zoning: B-3				Property Address: 17 BANK ST E Petersburg VA Legal Acreage: .167 Legal Description: TWO PARCELS Subdivision: Bolling Terminal Assessment Neighborhood Name: Old Towne Local Historic District: Old Towne National Historic District: Old Towne Enterprise Zone: Yes Opportunity Zone: 51730811300	

The following pictures show the properties from the City Real website and Google Maps:



Cost Summary

Estimated Cost Breakdown

Component	Size	Estimated Cost Range
Class A Office Space	20,000 sq. ft.	\$200-\$400 per sq. ft.
Retail Space	50,000 sq. ft.	\$150-\$350 per sq. ft.
Hotel (80-100 rooms)	80-100 rooms	\$200,000-\$450,000 per room
Health Club	15,000 sq. ft.	\$150-\$300 per sq. ft.
Parking Garage	200-250 spaces	\$12,000-\$25,000 per space

Total Estimated Cost

The total cost is projected to fall within \$120 million to \$140 million, depending on final design choices, materials, and regional construction costs.

Sample Renderings

The following are two sample renderings for The Power Center:



Summary

The Power Center will be a transformative mixed-use development that seamlessly blends modern amenities with historic architectural charm, creating a vibrant hub in downtown Petersburg. With its thoughtfully integrated office space, retail outlets, hotel accommodations, health club, and parking facilities, The Power Center will attract businesses, residents, and visitors alike, generating steady revenue streams across multiple business sectors. The retail and hospitality sectors will foster economic growth by creating jobs and supporting local businesses, while the office space encourages corporate investment and entrepreneurship. The Power Center's commitment to smart urban planning and energy-efficient design enhances the sustainability and appeal of downtown, while reinforcing its role as a thriving commercial and social destination. By revitalizing the underutilized space in the center of downtown, The Power Center will significantly contribute to the city's economic development, increase property values, increase tax revenue, and create a reason to come downtown!

Prepared By:
Nathaniel A. Scaggs, VSB#77286
Hill & Rainey, Attorneys
2425 Boulevard, Suite 9
Colonial Heights, VA 23834

202302112

TITLE INSURANCE: Fidelity Title Insurance Company
TAX MAP #: 011-220800; 011-220802; 011-220803; 011-
220804; 011-220018; 011-140014; 011-140020; 011-140011;
011-140009; 011-140004; 011-090015; 011-220005

CONSIDERATION: \$3,232,000.00
ASSESSMENT: \$1,252,700.00
58.1-811(A3) EXEMPTION

THIS **DEED** made and entered into on this 5th day of June, 2023, by and between, **BOLLINGBROOK PROPERTIES, LLC F/K/A MASTER PROPERTIES, LLC** AND **WORTHER G. BECKER, III AND KAREN K. BECKER**, hereinafter referred to collectively as “Grantors” and each a Grantor, and **CITY OF PETERSBURG**, hereinafter referred to as “Grantee”.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, the said **BOLLINGBROOK PROPERTIES, LLC F/K/A MASTER PROPERTIES, LLC** does hereby grant and convey, with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE**, unto the said Grantee, in FEE SIMPLE, the following described property, to-wit:

See attached Exhibit A for Legal Description;

AND FURTHER WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, the said **WORTHER G. BECKER, III AND KAREN K. BECKER** do hereby grant and convey, with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE**, unto the said Grantee, in FEE SIMPLE, the following described property, to-wit:

See attached Exhibit B for Legal Description;

AND FURTHER WITNESSETH: It being the intent of the parties hereto to convey all right title and interest held by the Grantors in the properties to be conveyed herein, regardless of any vagaries in the above-referenced descriptions, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, the GRANTORS, hereby quitclaim any and all right, title, and interest, of Grantors, unto the said Grantee, in the following described properties located in the City of Petersburg, to wit:

Street Address	Tax Map #
48 E. Bank St.	011-220800
20 E. Bank St.	011-220802
18 E. Bank St.	011-220803
243 N. Sycamore St.	011-220804
241 N. Sycamore St.	011-220018
301 N. Sycamore St.	011-140014
315 N. Sycamore St.	011-140020
17 E. Bank St.	011-140011
35 E. Bank St.	011-140009
20 Bollingbrook St.	011-140004
31 Bollingbrook St.	011-090015
226 Second St.	011-220005.

These conveyances are made expressly subject to all restrictions, reservations, conditions, covenants, and easements of record affecting the aforesaid property to the extent that they may lawfully apply.

Signatures Appear on the Next Page

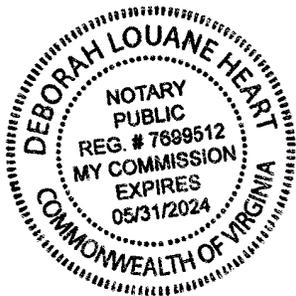
WITNESS the following signature and seal.

W.G. Becker (SEAL)
Bollingbrook Properties, LLC f/k/a Master
Properties, LLC
By: Worther Guy Becker, III, Manager

**STATE OF VIRGINIA
CITY OF COLONIAL HEIGHTS, to-wit:**

The foregoing instrument was acknowledged before me this 12 day of June,
2023 by Worther Guy Becker, III, Manager of Bollingbrook Properties, LLC, formerly
known as Master Properties, LLC.

My Commission Expires: 5/31/2024



Deborah Louane Heart
Notary Public

W.G. Becker (SEAL)
Worther G. Becker, III

Karen K. Becker (SEAL)
Karen K. Becker

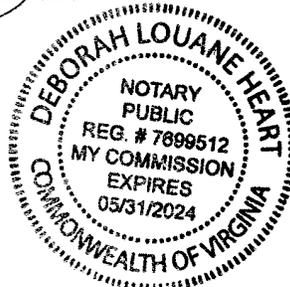
**STATE OF VIRGINIA
CITY OF COLONIAL HEIGHTS, to-wit:**

The foregoing instrument was acknowledged before me this 12 day of June,
2023 by Worther G. Becker, III and Karen K. Becker.

My Commission Expires: 5/31/2024

Deborah Louane Heart
Notary Public

GRANTEE(S) ADDRESS:



GRANTEE:

CITY OF PETERSBURG, VIRGINIA
a municipal corporation

By: John M. Altman, Jr. (SEAL)
Name: John M. Altman, Jr.
Title: City Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Prince George, to-wit:

I, Shaunta' Smith Beasley do hereby certify that
John M. Altman, Jr., in his/her capacity as City Manager of the
City of Petersburg, Virginia, whose name is signed to the foregoing Deed, has acknowledged
the same before me in my City and State aforesaid.

Given under my hand this 9th day of June, 2023.

Shaunta' Smith Beasley
Notary Public

My commission expires: 10/31/26
Registration No.: 7599193



APPROVED AS TO FORM:

Anthony C. Williams 6/8/2023
Anthony C. Williams, City Attorney
City of Petersburg, Virginia

EXHIBIT A

FIRST 011-220800 – 48 E. Bank Street

All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia fronting 71 feet, more or less, on the south side of East Bank Street and running back therefrom southwardly between parallel lines (parallel to the western line of Second Street) 117.75 feet, more or less, being known, numbered and designated as 48 East Bank Street, Petersburg, Virginia, and shown as Parcel Two (2) on a plat entitled “Plat of #48 East Bank Street, Petersburg, Virginia”, made by Charles C. Townes & Associates, dated December 2, 1982 and recorded along with and made a part of deed dated December 20, 1982 from Worther Guy Becker, III and Karen K. Becker, husband wife, to Albert Suttle, Sr., recorded in the Clerk’s Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 410 at Page 588, and the property being conveyed being shown on that certain plat entitled “Plat Showing # 48 East Bank Street, Parcel 20F Lot 23 ~ Robert Bolling Estate Petersburg Virginia” prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk’s Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

SECOND 011-220802 – 20 E. Bank Street

All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia, currently known as 20 E. Bank Street, Petersburg, Virginia, having City Tax Map No. 011-220802, the parcel being conveyed being shown on that certain plat entitled “Plat Showing # 20 East Bank Street Lot 4 Robert Bolling Estate Petersburg, Virginia” prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk’s Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

THIRD 011-220803 - 18 E. Bank Street

- (a) All those three certain lots or parcels of land, with the improvements thereon and appurtenances thereto belonging, lying, being and situate on the south side of East Bank Street in the City of Petersburg, Virginia, having an aggregate frontage on the south side of said street 86.55’ and extending back southwardly therefrom

between parallel lines 200' to an alley, the said lots being known, numbered and designated as Lots 2, 3 and 4 on a plat thereof recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia with a certain deed from Oliver H. Palmer and wife to William J. Crowder, dated March 17, 1876, in Deed Book 37 at Page 574, and also all of the right, title and interest of the Grantors in and to the alley on the east side of said lots, extending southwardly along Lot No. 4, and about 13' wide, and also all right, title and interest of the Grantors in and to alley on the south side of said lots, extending westwardly along the south side of said lots, and being 16.5' wide, both of which alleys are shown on the aforesaid plat.

- (b) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, being situate and fronting 47 feet, more or less, on the south side of East Bank Street in the City of Petersburg, Virginia and extending back southwardly 216 feet, more or less, and more accurately described according to a plat of record in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 34 at Page 386, recorded along with a deed from C.F. Collier to T.S. Johnson, dated June 20, 1872, being Lot Number 2 as shown on said plat as follows: Beginning at a point on the south line of said East Bank Street, thence westwardly along the south line of said East Bank Street 47 feet to a point; thence southwardly 63-1/4 feet to a point; thence westwardly 17-3/4 feet to a point; thence southwardly 153.05 feet to a point; thence eastwardly 63-1/2 feet to a point; thence northwardly 216 feet to the point of beginning on East Bank Street.
- (c) All that certain lot or parcel of land fronting 17-3/4 feet on the south side of East Bank Street in the City of Petersburg, Virginia and extending back therefrom, between parallel lines, a distance of 64-14 feet, and more accurately described according to a plat of record in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 34 at Page 386, recorded along with a deed from C.F. Collier to T.S. Johnson dated June 20, 1872, being Lot Number 3 as shown on said plat as follows: Beginning at a point on the south line of East Bank Street, thence westwardly along the south line of said street 17-3/4 feet to a point; thence southwardly 63-1/4 feet to a point; thence eastwardly 17-3/4 feet to a point; thence northwardly 63-1/4 feet to the point of beginning.
- (d) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, being and situate on the east side of Sly Alley in the City of Petersburg, Virginia, fronting on Sly Alley 33 feet 7 inches, more or less, commencing at an iron pin at the dividing line between the property hereby conveyed and the property formerly owned by Robert H. O'Kennon on the south, thence running north along the east line of said Sly Alley 33 feet 7 inches to another iron pin, said lot running back eastwardly between parallel lines 44 feet 6 inches to the property formerly owned by John V. Willcox, bounded on the south by the property formerly owned by Robert H. O'Kennon and on the west side by Sly Alley.

- (e) All that certain lot, or parcel of land, with improvements thereon and appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia on the east side of Sly Alley, fronting thereon 60 feet, being the same more or less, and running back to the lot formerly of George W. Bolling's Estate 44 feet, being the same more or less, bounded on the south by Jail Alley, on the north by a lot formerly belonging to the heirs of Dr. John Bragg; and also that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying on the east side of Sly Alley, fronting thereon 24 feet, being the same more or less, and bounded on the south by the property above mentioned.
- (f) All that certain lot or parcel of land, with all the improvements thereon and appurtenances thereto belonging, on the east side of Sly Alley in the City of Petersburg, Virginia and bounded as follows: Commencing at an iron pin on the east side of Sly Alley 104 feet 8 inches south of East Bank Street, running thence east 44 feet 6 inches to an iron pin, meeting an alley 4 feet and 8 inches wide for the use of the owners of the two lots, thence south 61 feet 5 inches, more or less, to the dividing line of the lot formerly owned by J.A. Lanier, thence west along the former J.A. Lanier's line 44 feet 6 inches to Sly Alley; thence northwardly along the east side of Sly Alley 64 feet 5 inches to the point of beginning, excepting a certain parcel of land 19 feet front and 44 feet and 6 inches back, which was conveyed by the said J.A. Lanier and wife to Laura Stafford by deed dated February 24, 1916 and recorded in the abovementioned Clerk's Office in Deed Book 87 at Page 184.
- (g) All that certain lot or parcel of land, with the improvements thereon and appurtenance thereto belonging lying in the City of Petersburg, Virginia, on the south side of East Bank Street, fronting thereon fifty (50) feet, and running back between parallel lines one hundred ninety-three (193) feet, and being a part of the eastern half of Lot No. 6 on Bolling's Plat of Petersburg.
- (h) All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying in the City of Petersburg, Virginia at the southeast corner of East Bank Street and Sly Alley, bearing the current city street number 20 East Bank Street, fronting on the south side of East Bank Street 45.52 feet and extending back therefrom southwardly 119 feet on its western line (which is the eastern line of Sly Alley), and 117.7 feet on its eastern line, having a rear width of 45.52 feet; the metes and bounds of said property being shown on a plat made by F.D. P. Bruner, Engineer, dated July 24, 1951, attached to and recorded along with a deed from L.P. Johnson and others to M.D. Goodrich and Son, Incorporated dated July 25, 1951 and recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 179 at Page 493.

The parcel being conveyed being shown on that certain plat entitled "Plat Showing # 18 East Bank Street Lots 2 & 3 Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed

to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

FOURTH 011-220804 - 243 N Sycamore Street

- (a) All that certain lot or parcel of land, with all the improvements thereon and the appurtenances thereto belonging, lying, being and situate at the southeast corner of North Sycamore Street and East Bank Street, in the City of Petersburg, Virginia, fronting on said North Sycamore Street 50 feet, more or less, and on East Bank Street 136 feet, more or less, and bounded on the north by East Bank Street, on the east by Jail or Sly Alley, on the south by property formerly owned by James H. Bailey, and on the west by North Sycamore Street, LESS & EXCEPT that portion of said parcel conveyed to the City of Petersburg by Albert Suttle and wife by deed dated July 30, 1971 and recorded in Deed Book 308 at Page 348 in the Clerk's Office of the Circuit Court of said city.
- (b) All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, situate immediately south of and adjoining the property hereinbefore described, fronting 13 feet 10 inches on Jail or Sly Alley and running back westwardly between parallel lines 18 feet 4 inches, and bounded on the north by the property immediately above described, on the east by Jail or Sly Alley, and on the south and west by other property formerly owned by Petersburg Insurance Company, Incorporated.
- (c) All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia, fronting 24 feet, more or less, on the east side of North Sycamore Street, and running back eastwardly on its northern line 109 feet 8 inches, more or less, thence southwardly parallel to Jail or Sly Alley 13 feet 10 inches, more or less, thence eastwardly 18 feet 4 inches, more or less, to Jail or Sly Alley, thence southwardly along said alley 10 feet 2 inches, more or less, thence westwardly parallel to the line first abovementioned 128 feet, more or less, to North Sycamore Street, thence northwardly along North Sycamore Street 24 feet, more or less, to the point of beginning, bounded on the north by property formerly belonging to Petersburg Theatres, Incorporated.
- (d) All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, situate and fronting 27 feet, more or less, on the east side of North Sycamore Street, in the City of Petersburg, Virginia, and extending back eastwardly to Sly Alley, and bounded as follows: on the north by land formerly belonging to James K. Minnis, on the south by land formerly belonging to Charles Brown, on the west by Sycamore Street, and on the east by Sly Alley.

LESS and EXCEPT that portion of the above parcels (c) and (d) conveyed to the City of Petersburg by Albert Suttle and wife by deed dated July 30, 1971 and recorded in Deed Book 308 at Page 348 in the aforementioned Clerk's Office.

- (e) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying in the City of Petersburg, Virginia, bearing the current city street number 243 North Sycamore Street, fronting on the east side of North Sycamore Street and running back eastwardly to the western line of Sly Alley, the metes and bounds whereof are set forth and described on a certain plat of said property made by R.A. Bristow, Engineer, attached to a deed dated February 18, 1971 from Louis Ginsberg and Shirley P. Ginsberg, husband and wife, to Albert Suttle, recorded in the Circuit Court Clerk's Office of the City of Petersburg, Virginia in Deed Book 305 at Page 690.

LESS and EXCEPT that portion of said parcel conveyed to the City of Petersburg, Virginia by Albert Suttle and wife by deed dated July 30, 1971 and recorded in Deed Book 308 at Page 348 in the abovementioned Clerk's Office.

The parcel being conveyed being shown on that certain plat entitled "Plat Showing # 243 N. Sycamore Street, Part of Lots 1 & 2 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 26, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

FIFTH 011-220018 - 241 N. Sycamore Street

All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying in the City of Petersburg, Virginia on the east side of North Sycamore Street between East Bank Street and Courthouse Avenue, known by the current city street number 241 North Sycamore Street, and bounded and described as follows: Commencing at a point on the east line of North Sycamore Street 121.89 feet south of the intersectional point of the east line of North Sycamore Street with the southern line of East Bank Street, and thence running southwardly along the east line of North Sycamore Street and fronting thereon a distance of twenty-two (22) feet six and one-half (6-1/2) inches, and from said frontage extending back eastwardly between parallel lines (or nearly so) a distance of one hundred fifteen (115) feet to the western line of Sly Alley. A plat of survey of the premises herein described, made by Carter R. Bishop, C.E., dated February 26, 1927, is attached to and recorded with a certain deed of trust from Archie Wice and wife to Virginia Trust Company, Trustee, dated March 1, 1927 and recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia I Deed Book 112, Page 562, reference to which is here made, said property being further shown on that certain plat entitled "Plat Showing # 241 N. Sycamore Street, Part of Lots 1 & 2 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline

Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

SIXTH 011-140014 - 301 N. Sycamore Street

All those two certain lots described on a plat made by C.R. Bishop, Chief Eng., dated December 12, 1929, and recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 119 at Page 452, as follows:

All that certain lot or parcel of land situate at the intersection of the northerly line of East Bank Street and the easterly line of Sycamore Street; extending thence (1) along said easterly side of Sycamore Street northwardly 20.9 feet to a point in the line of land designated as Lot #2 on the above mentioned survey; thence (2) along the line of said lot eastwardly 87.0 feet to a point on the westerly side of a certain alley which extends northwardly from East Bank Street (at which point it is 7 feet wide) a distance of 41 feet (at which northern extremity said alley is 8.20 feet wide); thence (3) along the westerly line of said alley southwardly 21.0 feet to the northerly line of East Bank Street; thence (4) westwardly 85.1 feet to the first mentioned point and place of beginning; being designated as Lot #1 on the abovementioned survey.

All that certain lot or parcel of land situate on the easterly line of Sycamore Street at a distance of 20.9 feet northwardly from the northerly line of East Bank Street; extending thence (1) along said easterly line of Sycamore Street 20.5 feet to a point in land formerly of Louis Rosenbloom; thence (2) along said land eastwardly 87.92 feet to a point on the westerly line of the abovementioned alley; thence (3) along said alley southwardly 20 feet to a point in the line of land designated as Lot #1 on abovementioned survey; and thence (4) along the line of said lot westwardly 87.0 feet to the first mentioned point and place of beginning; being designated as Lot #2 on above-mentioned survey.

Said property being shown on that certain plat entitled "Plat Showing # 241 N. Sycamore Street, Part of Lots 1 & 2 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

SEVENTH 011-140020 - 315 N. Sycamore Street

All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying in the City of Petersburg, Virginia at the southeast intersection of

North Sycamore and Bollingbrook Streets, and more particularly described according to a plat of survey made by F.D.P. Bruner, Engineer, dated July 23, 1959, revised September 30, 1959, a copy of which is recorded along with the deed from Tidewater Oil Company, a Delaware corporation to Master Chevrolet Sales, Incorporated, a Virginia corporation, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 266 at Page 300, as follows: BEGINNING at the intersection of the easterly line of North Sycamore Street with the southerly line of Bollingbrook Street; thence along the east right-of-way line of North Sycamore Street S.0 degrees 37' E. 77.33 feet to a point; thence N 89 degrees 21' E. 88.20 feet to a point; thence N 0 degrees 23' W. 3 feet; thence N. 89 degrees 37' E. 4.5 feet; thence N 0 degrees 23' W. 7.05 feet; thence S 89 degrees 37' W. 4.5 feet; thence N 0 degrees 23' W. 15.75 feet; thence S 87 degrees 24' W. 28.38 feet; thence N 0 degrees 50' W. 51.95 feet to the southerly line of Bollingbrook Street; thence along the southerly line of Bollingbrook Street S 89 degrees 52' W. 59.58 feet to the point of beginning. Said property being further shown on that certain plat entitled "Plat Showing # 315 N. Sycamore Street, Part of Lot 19 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

EIGHTH 011-140011 - 17 E. Bank Street

All those certain lots or parcels of land, with the improvements thereon and the appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia on the north side of East Bank Street, and known by the current city street numbers as #13-15, 17, 19, 21-25 East Bank Street, and as further shown and described on a certain plat entitled "Plat of #16, 18-20, 24, 26 Bollingbrook Street and #13-15, 17, 19, 21-25 East Bank Street, Petersburg, Virginia for Albert Suttle, Sr.", made by Charles C. Townes & Associates, dated December 15, 1983 and recorded in the Circuit Court Clerk's Office of said city in Deed Book 401 at Page 436. Said property being further shown on that certain plat entitled "Plat Showing # 17 East Bank Street, Part of Lot 20 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated March 22, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

NINTH 011-140009 - 35 E. Bank Street

- (a) All that certain piece or parcel of land situate in the City of Petersburg, Virginia, with the improvements thereon situate and the appurtenances thereunto belonging, fronting on the south side of Bollingbrook Street 48 feet 2 inches, more or less, and

running back in a southerly direction to East Bank Street, on which street it fronts 41 feet 5 inches, more or less, together with all right, privileges an ownership now existing in the present owner of said property in the east and west walls of the building situate on said property and the ground upon which said walls are located, as set out in deeds recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 22 at Page 15 and Deed Book 24 at Page 21.

- (b) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying, being and situate on the north side of East Bank Street in the City of Petersburg, Virginia, fronting thereon 34 feet, more or less, and running back northwardly between practically parallel lines 110 feet, more or less, and bounded as follows, to-wit: to the north by property formerly belonging to Timothy Rivers and William I. Jones, on the east by property formerly belonging to B.D. Booth, on the south by East Bank Street, and on the west by the property belonging to the Estate of H. Peroneau Brown, the property above described being the southern portion of Lot Number 22 on Bolling's plat recorded in the Circuit Court Clerk's Office in Deed Book 1 at Page 301.

- (c) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying, being and situate on the south side of Bollingbrook Street in the City of Petersburg, Virginia, fronting thereon 33 feet 4 inches, more or less, and running back southwardly between parallel lines 107 feet 9 inches, more or less, and bounded as follows: on the north by Bollingbrook Street, on the east by property formerly owned by B.D. Booth, on the south by the property conveyed by the heirs of S.H. Jones and the heirs of Timothy Rives to the Columbian Peanut Company by deed dated July 5, 1900, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 63 at Page 104, on the west by property formerly belonging to the Estate of H. Peroneau Brown; Together with the joint use in common with the property conveyed as aforesaid to the Columbian Peanut Company of an alley running from East Bank Street northwardly under an archway on the east side of the building upon the land conveyed as aforesaid to Columbian Peanut Company, which said alley is for the joint use of the said property of the said company and the property hereby conveyed, the property hereby conveyed being subject to the right of the owner of the lot lying to the east thereof on Bollingbrook Street of the joint use with the owner of the property hereby conveyed of the division wall between the two lots and the buildings thereon.

- (d) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying in the City of Petersburg, Virginia, and more particularly described as follows: Beginning at a point marking the intersection of the north line of East Bank Street with the west line of Second Street; thence northwardly along the west line of Second Street 130 feet, more or less, to

what was a previously the center line of the north wall of a building on the property hereby conveyed, which was a party wall; thence westwardly along what was the center line of said wall 50 feet, more or less, to the center of what was the partition wall between the property hereby conveyed and that which formerly adjoined it on the west, thence southwardly along what was the center line of said partition wall 60 feet, more or less, to a point; thence westwardly at right angles along what was the northern line of another wall 4 feet 5 inches to a point; thence continuing westwardly along said last mentioned line 2 feet to a point; thence southwardly along a line parallel with what was the west wall of the property hereby conveyed 70 feet, more or less, to the north line of East Bank Street; thence eastwardly along the north line of East Bank Street 48 feet to the point of beginning.

The parcel being conveyed being as being shown on that certain plat entitled "Plat Showing # 35 East Bank Street, Lots 22, 23 & Part of 21 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated April 17, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

TENTH 011-140004 - 20 Bollingbrook Street

All those certain lots or parcels of land, with the improvements thereon and the appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia on the south side of Bollingbrook Street, and known by the current city street numbers as 16, 18-20, 24 and 26 Bolingbrook Street, and as further shown and described on a certain plat entitled "Plat of #16, 18-20, 24 and 26 Bollingbrook Street and #13-15, 17, 19, 21-25 East Bank Street, Petersburg, Virginia, for Albert Suttle, Sr.", made by Charles C. Townes & Associates, dated December 15, 1983, which plat is attached to and made a part of the deed from Marie Schwarz and Edward F. Schwarz, her husband, to Albert Suttle, Sr. and recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia Deed Book 401 at Page 436. The property being conveyed being shown on a certain plat shown on that certain plat entitled "Plat Showing # 20 Bollingbrook Street, Part of Lot 20 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated March 22, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

ELEVENTH 011-090015 -31 Bollingbrook Street

- (a) All that certain lot or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying in the City of Petersburg, Virginia, fronting

on the north side of Bollingbrook Street 34.65 feet, more or less, and running back therefrom 150 feet to Bear Alley, and having a rear width of 37.5 feet, more or less, said property being known by the current city street numbers 31-33 Bollingbrook Street.

- (b) All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying on the north side of Bollingbrook Street in the City of Petersburg, Virginia, and being a part of Lots Nos. 40 and 41 on a plat of Bollingbrook Street, said property fronting on the north side of Bollingbrook Street 30 feet, more or less, and running back between parallel lines to an alley about 150 feet, more or less.

LESS, SAVE and EXCEPT that portion of said lots conveyed to the City of Petersburg by Irving L. Dorsk and wife by deed dated June 28, 1958, which is recorded in Deed Book 209, at Page 177, to which deed and the plat recorded therewith in Deed Book 209, at Page 179, reference is here made for a further and more complete description of the property hereby conveyed.

The property being conveyed being shown on a certain plat entitled "Plat Showing # 20 Bollingbrook Street, Part of Lot 20 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated March 22, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 483.

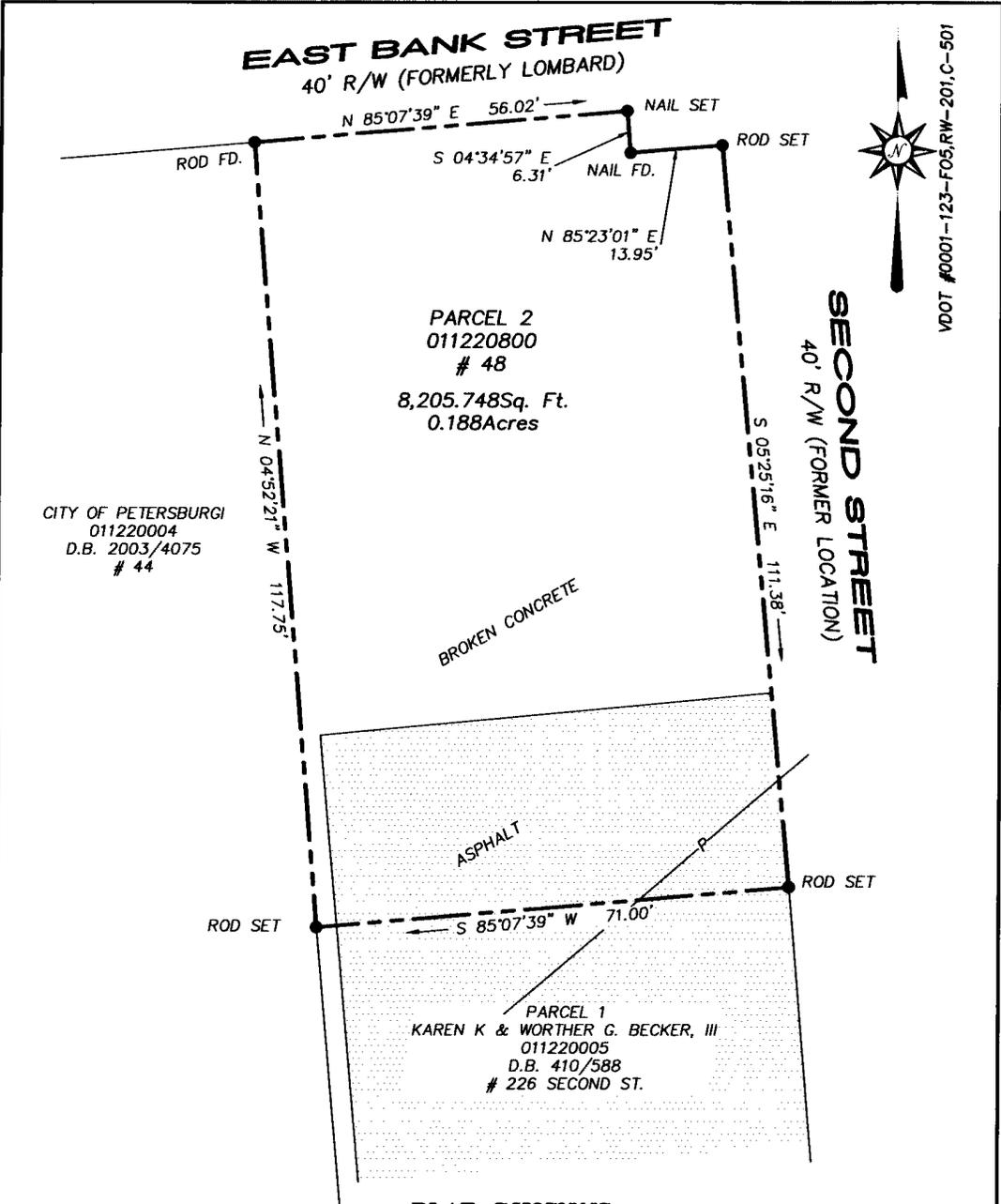
EXHIBIT B

TWELFTH 011-220005 - 226 Second Street

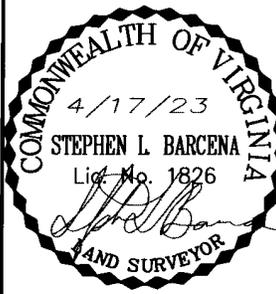
All that certain lot or parcel of land with the improvements thereon and the appurtenances thereto belonging, lying at the southwest corner of East Bank and Second Streets in the City of Petersburg, Virginia, fronting 71 feet, more or less, on the south side of Est Bank Street and running back therefrom southwardly between parallel lines (parallel to the western line of Second Street) 217 feet 9 inches; and being in all respects the same property conveyed to Delta Properties as the first item in a certain deed from First and Merchants National Bank, Trustee, dated December 31, 1965, and recorded in the Clerk's Office of the Circuit (formerly Hastings) Court of the City of Petersburg, Virginia, in Deed Book 278, at page 408.

LESS, SAVE, and EXCEPT that portion of the property shown as Parcel Two (2) on a plat entitled "Plat of #48 East Bank Street, Petersburg, Virginia", made by Charles C. Townes & Associates, dated December 2, 1982, and recorded along with and made a part of the deed dated December 20, 1982, from Worther Guy Becker, III and Karen K. Becker, husband and wife, to Albert Suttle Sr., recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia in Deed Book 410 at Page 588.

The property being conveyed being shown on a certain plat entitled "Plat Showing # 226 Second Street, Parcel 1 of Lot 5 ~ Robert Bolling Estate Petersburg, Virginia" prepared by Stephen L. Barcena, Land Surveyor, Baseline Land Surveying, dated March 22, 2023, and recorded herewith and made a part hereof. IT BEING a portion of the property conveyed to Master Properties, LLC (now known as Bollingbrook Properties, LLC) by deed dated the 3rd day of November, 1998, by Albert Suttle, Jr., and Grace Ellis Suttle, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg in Deed Book 602, at Page 403. IT BEING a portion of the same property conveyed to Worther G. Becker, III and Karen K. Becker by deed dated November 10, 1982 from Delta Properties, acting by Delta Oil Company, its general partner, recorded in the Clerk's Office aforesaid in Deed Book 393 page 72.

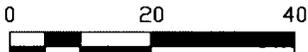


**PLAT SHOWING
48 EAST BANK STREET, PARCEL 20F
LOT 23 ~ ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



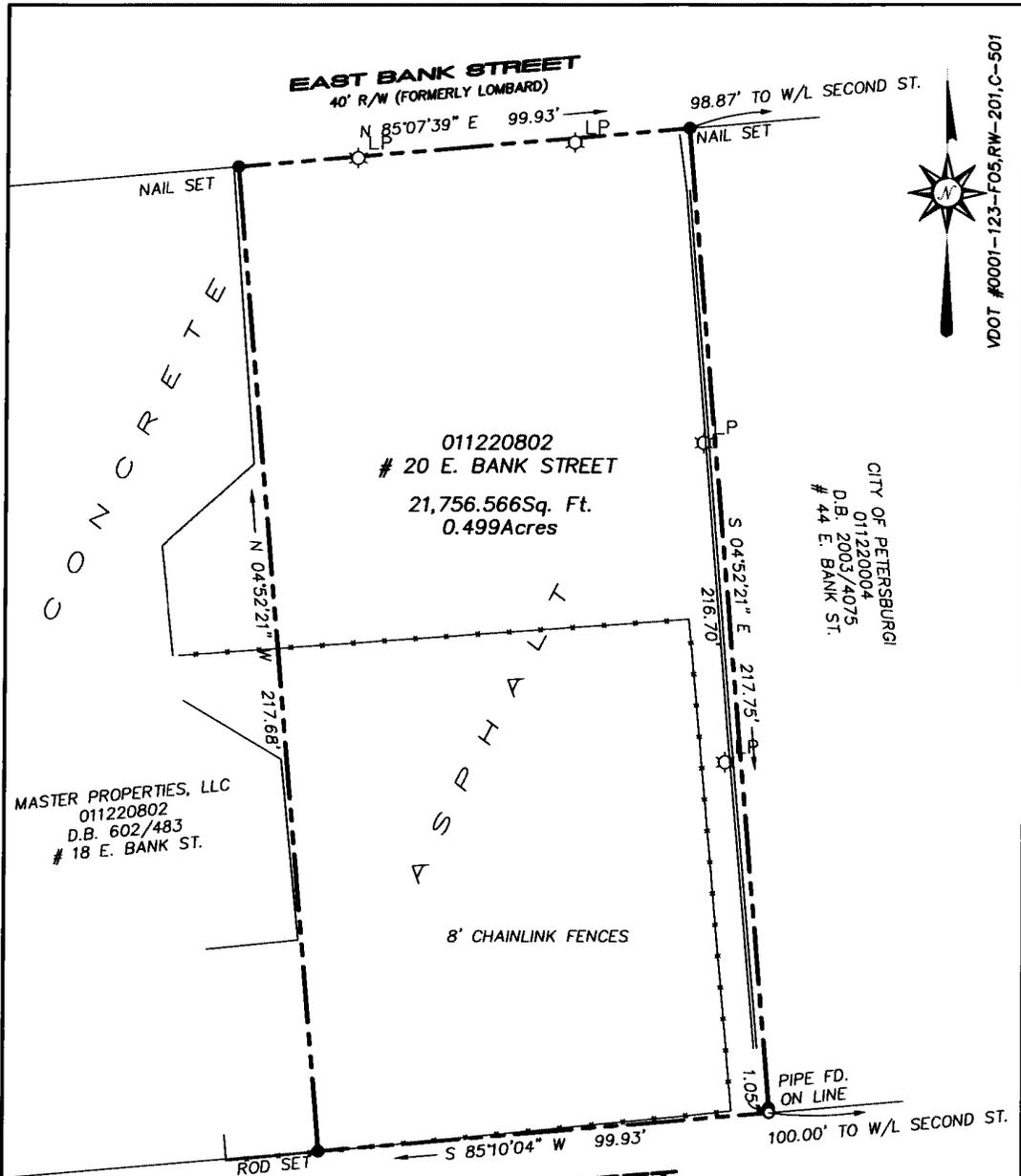
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.

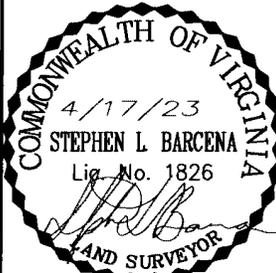


	BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BLS23803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517	
	DATE: APRIL 17, 2023	SCALE: 1" = 20'
DRAWN BY: SLB		
CHECKED BY:	CALC. CHK.: SLB	
JOB NO.: 23554	F.B. O.P.	

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO. REV.:



**PLAT SHOWING
20 EAST BANK STREET LOT 4
ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.

0 30 60

BASELINE LAND SURVEYING
526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803
BL523803@MSN.COM
PH.: 804.520.9180 / FX.: 804.722.9517

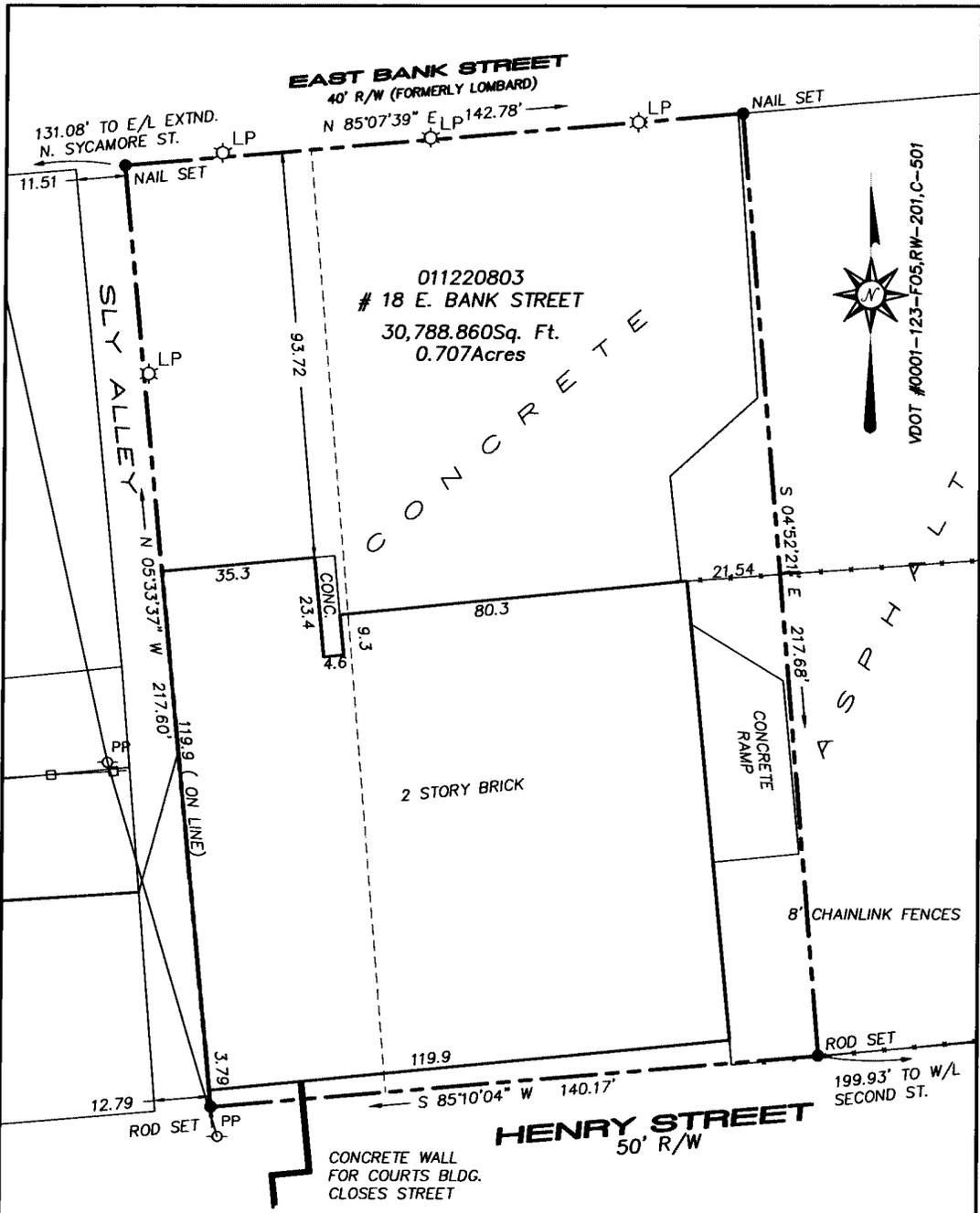
DATE: APRIL 17, 2023 SCALE: 1" = 30'

DRAWN BY: SLB

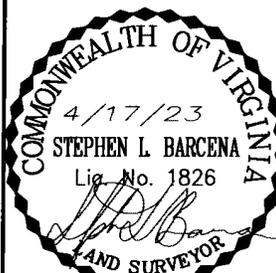
CHECKED BY: CALC. CHK.: SLB

JOB NO.: 23555 F.B. LL.

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO. REV.:

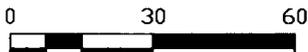


**PLAT SHOWING
18 EAST BANK STREET LOTS 2 & 3
ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

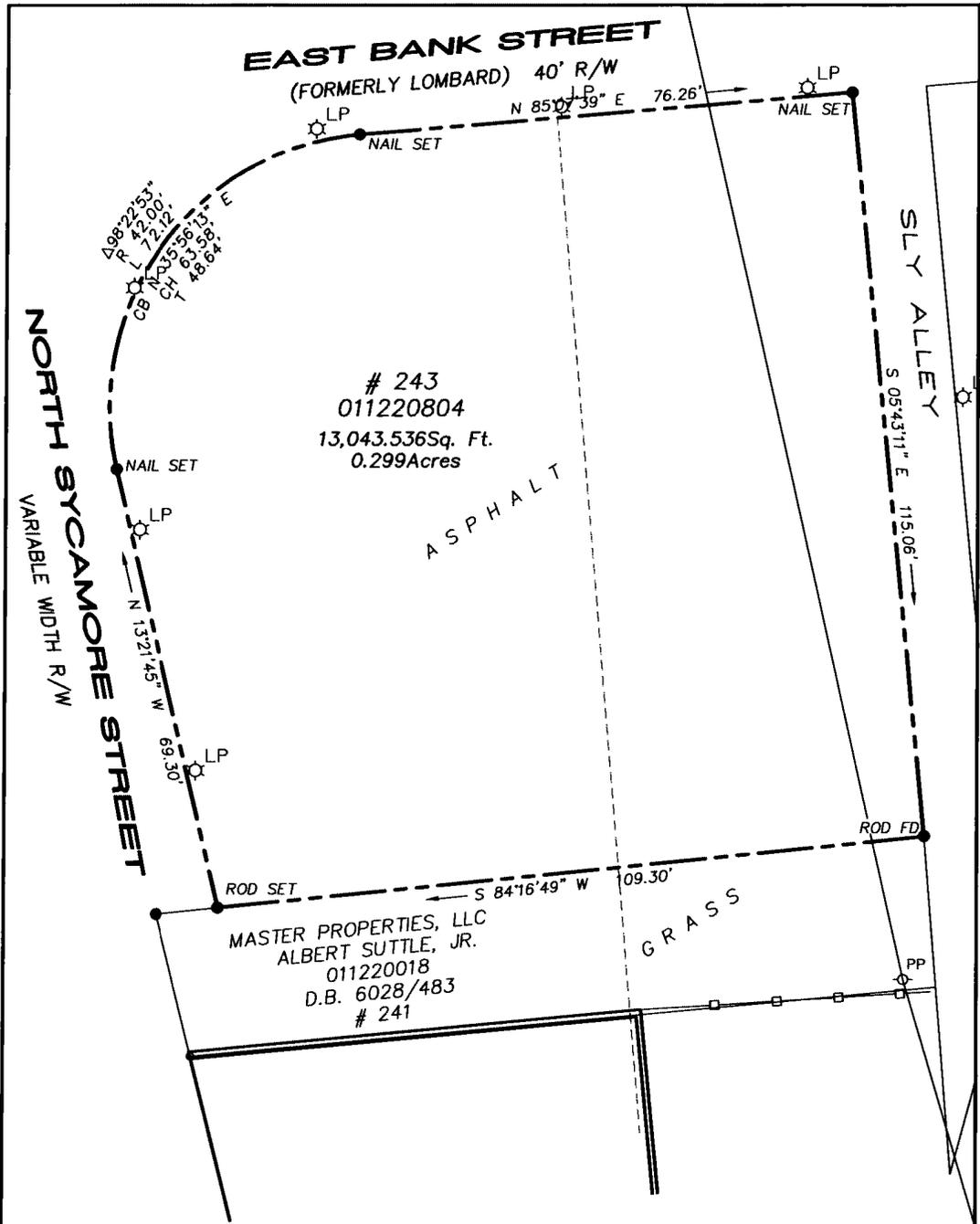
THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 510120007D, DATED 12/15/2022.



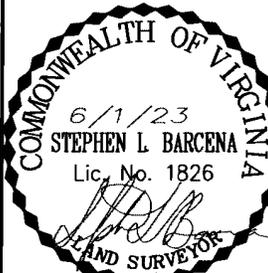
	BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BLS23803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517
	DATE: APRIL 17, 2023 SCALE: 1" = 30' DRAWN BY: SLB CHECKED BY: CALC. CHK.: SLB JOB NO.: 23556 F.B. L.L.

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO.

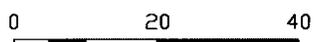
REV.:



**PLAT SHOWING
 # 243 N. SYCAMORE STREET, PART OF
 LOTS 1 & 2 ~ ROBERT BOLLING ESTATE
 PETERSBURG, VIRGINIA**



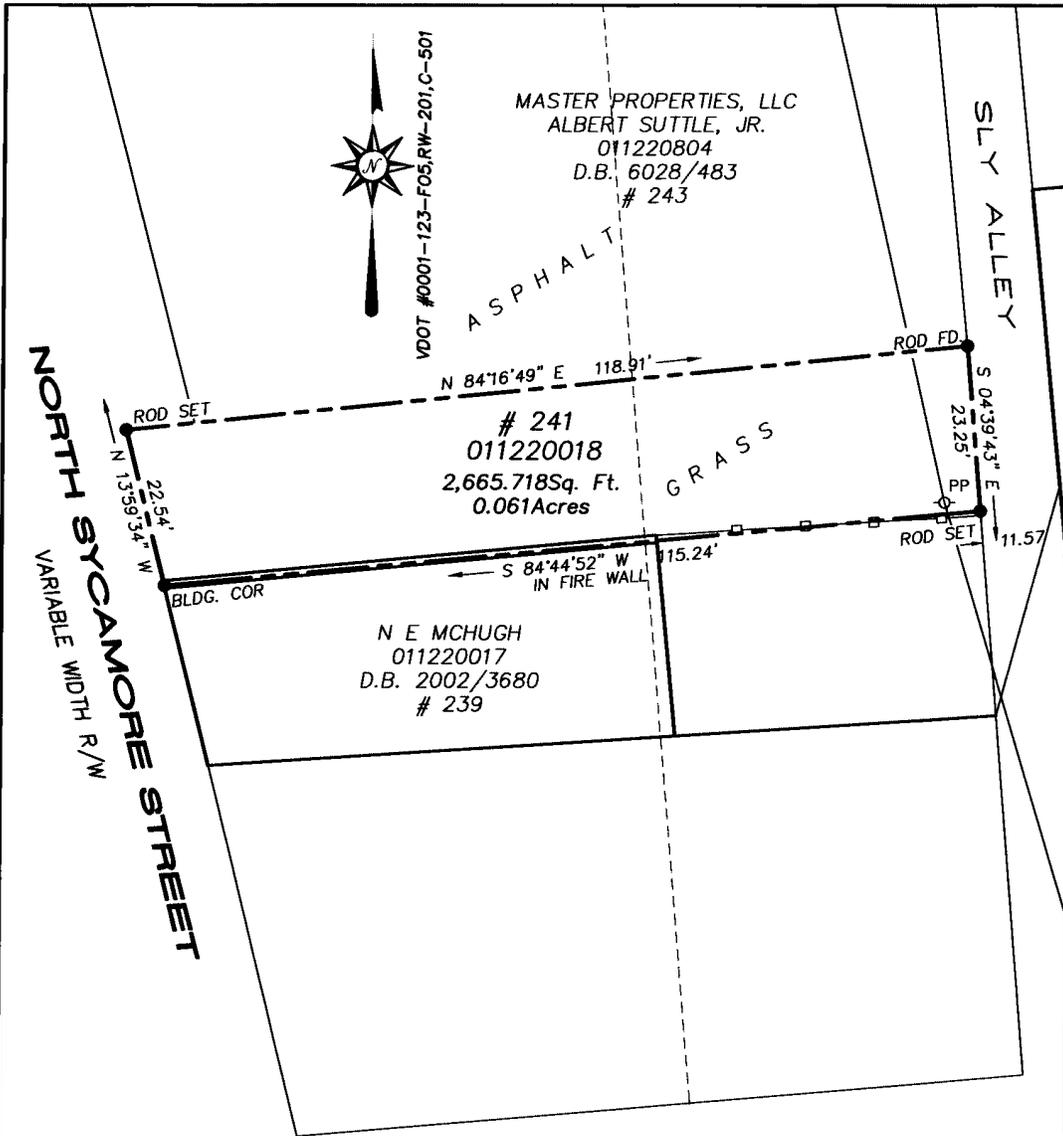
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/26/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.
 THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.



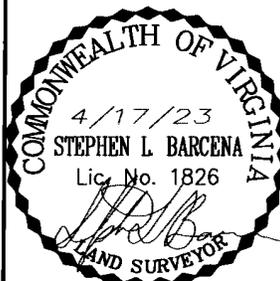
	BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BL523803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517
	DATE: APRIL 26, 2023 SCALE: 1" = 20' DRAWN BY: SLB CHECKED BY: CALC. CHK.: SLB JOB NO.: 23615 F.B. LL

NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO.

REV: 6/1/23



**PLAT SHOWING
241 N. SYCAMORE STREET, PART OF
LOTS 1 & 2 ~ ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



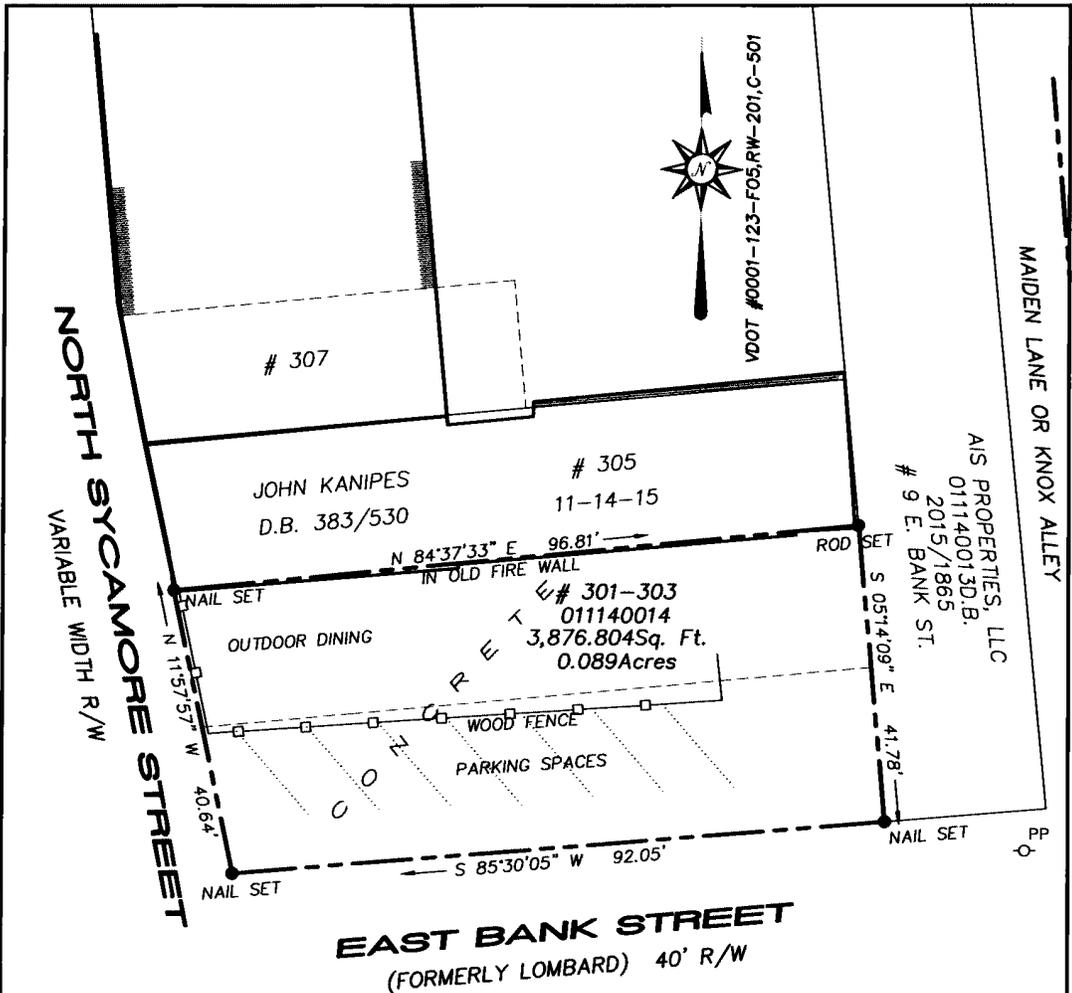
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.



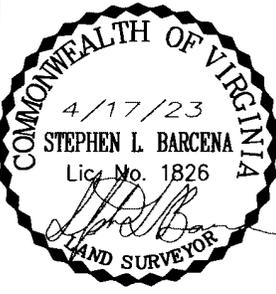
	BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BLS23803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517	
	DATE: APRIL 17, 2023	SCALE: 1" = 20'
DRAWN BY: SLB		
CHECKED BY:	CALC. CHK.: SLB	
JOB NO.: 23558	F.B. LL	

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO.

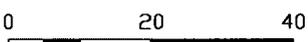
REV.:



**PLAT SHOWING
 # 301 N. SYCAMORE STREET, PART OF
 LOT 19 ~ ROBERT BOLLING ESTATE
 PETERSBURG, VIRGINIA**



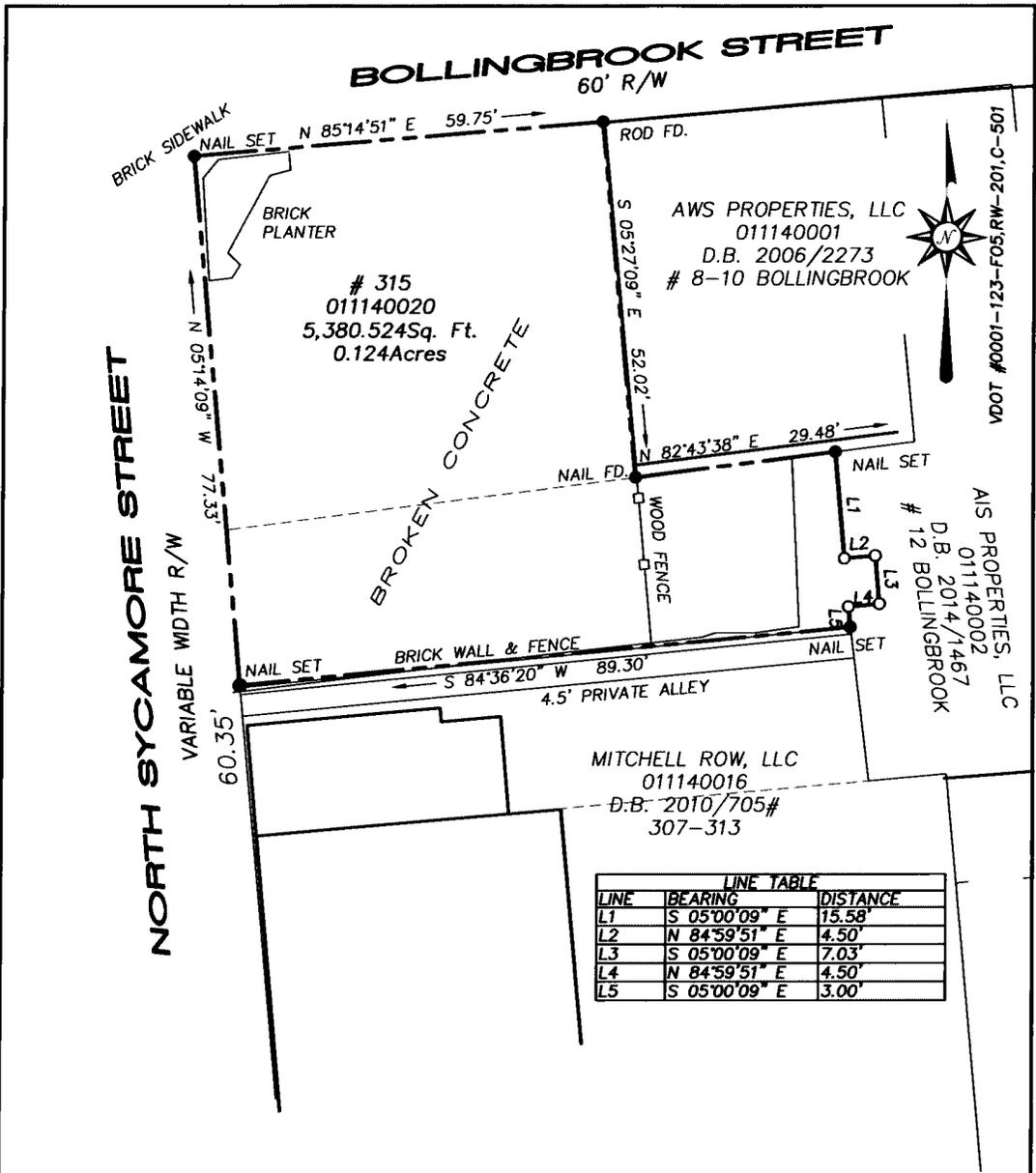
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.



BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BLS23803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517	
DATE: APRIL 17, 2023	SCALE: 1" = 20'
DRAWN BY: SLB	
CHECKED BY:	CALC. CHK.: SLB
JOB NO.: 23559	F.B. LL

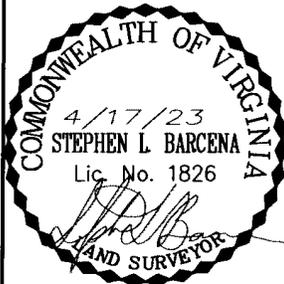
NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO.

REV.:

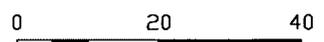


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°00'09" E	15.58'
L2	N 84°59'51" E	4.50'
L3	S 05°00'09" E	7.03'
L4	N 84°59'51" E	4.50'
L5	S 05°00'09" E	3.00'

**PLAT SHOWING
315 N. SYCAMORE STREET, PART OF
LOT 19 ~ ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.

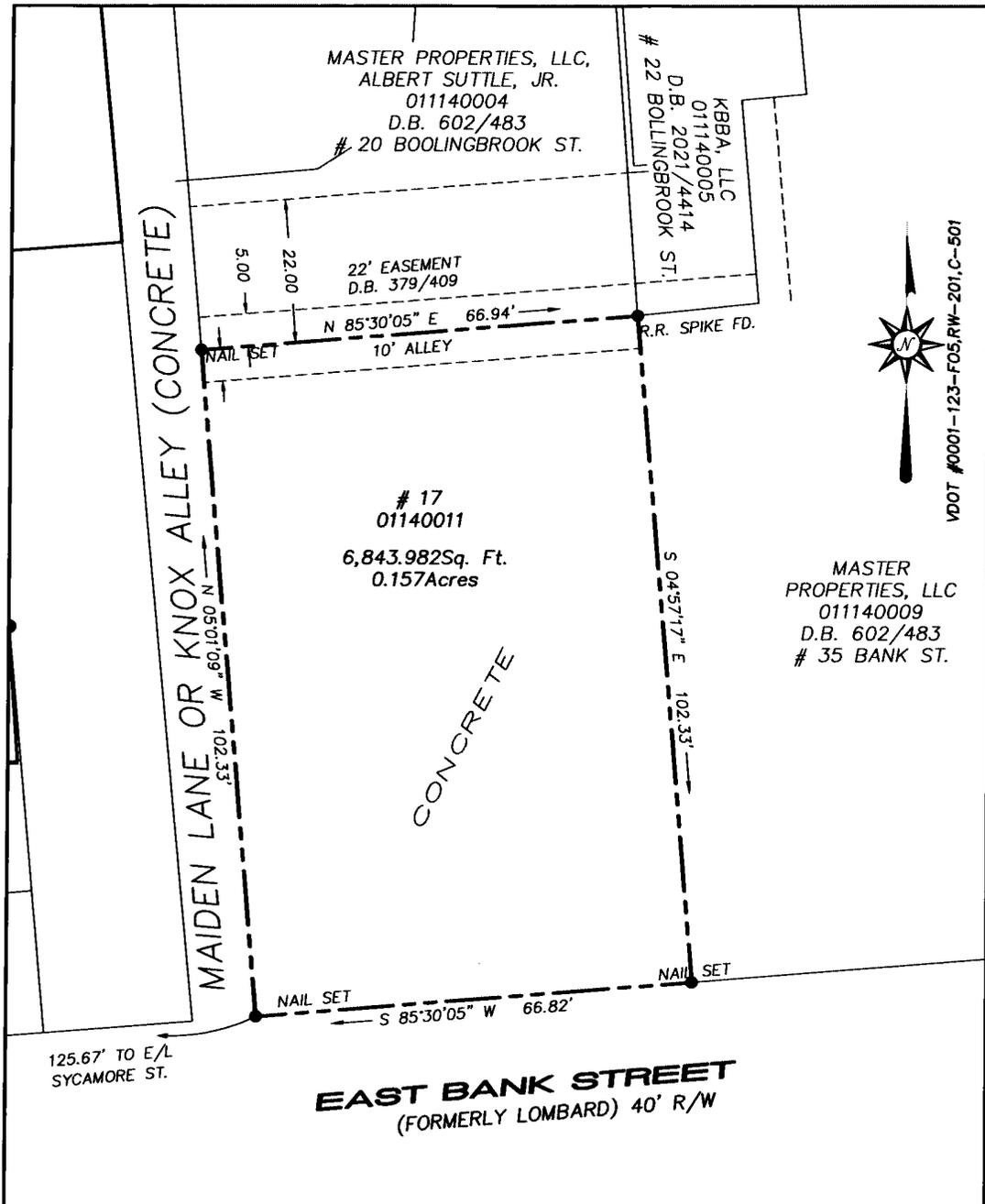


**BASELINE
LAND SURVEYING**
526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803
BLS23803@MSN.COM
PH.: 804.520.9180 / FX.: 804.722.9517

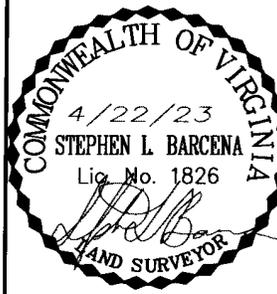
DATE: APRIL 17, 2023	SCALE: 1" = 20'
DRAWN BY: SLB	CHECKED BY: CALC. CHK.: SLB
JOB NO.: 23563	F.B. LL

NOT VALID UNLESS SIGNED IN RED
PREVIOUS JOB NO.

REV.:



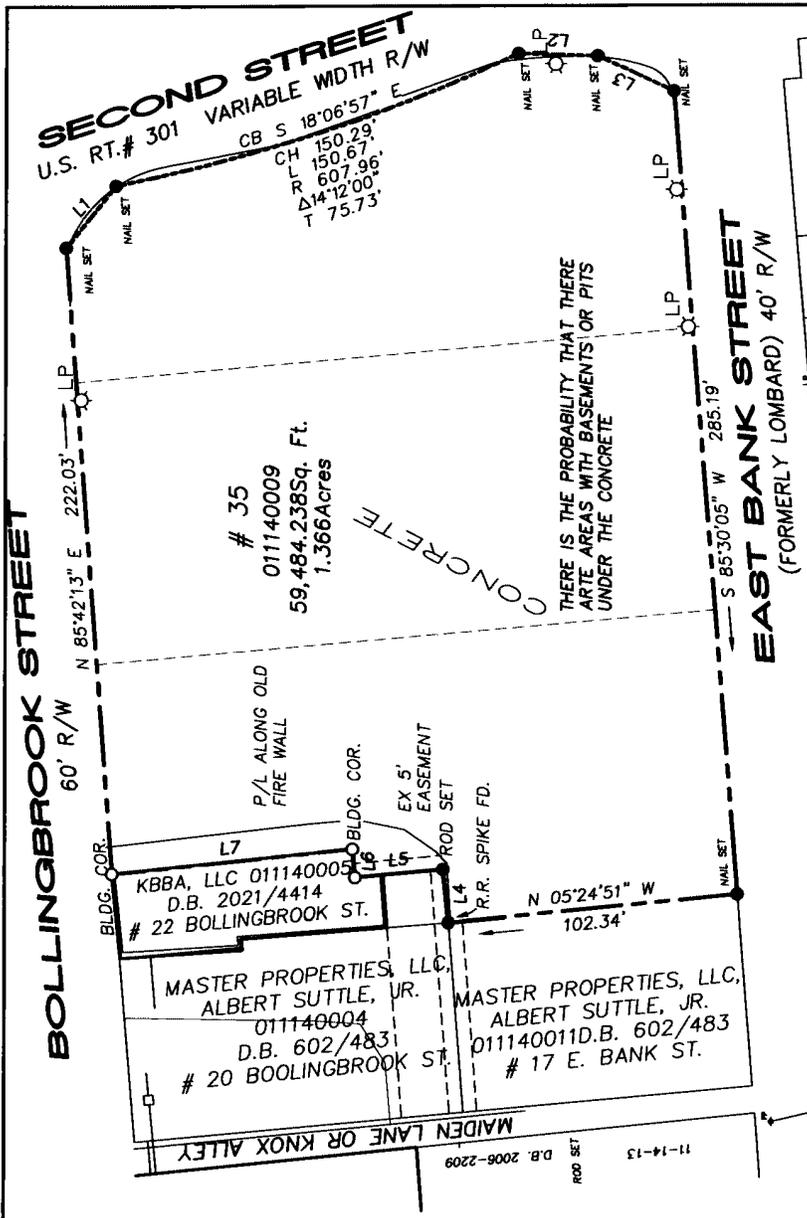
**PLAT SHOWING
17 EAST BANK STREET, PART OF
LOT 20 ~ ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 3/22/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.

BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BL523803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517	
DATE: MARCH 22, 2023	SCALE: 1" = 20'
DRAWN BY: SLB	CHECKED BY: CALC. CHK.: SLB
PREVIOUS JOB NO.	JOB NO.: 23560
REV.: 4/22/23	F.B. 210/3

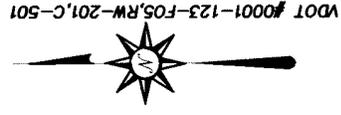
NOT VALID UNLESS SIGNED IN RED



BASELINE LAND SURVEYING
 526 GROVE AVENUE
 PETERSBURG, VIRGINIA 23803
 813.523.9031
 PH.: 804.520.9180 / FX.: 804.722.9517
 DATE: APRIL 17, 2023 SCALE: 1" = 30'
 DRAWN BY: SLB
 CHECKED BY: CALC. CHK.: SLB
 JOB NO.: 23562 F.B. L.L.

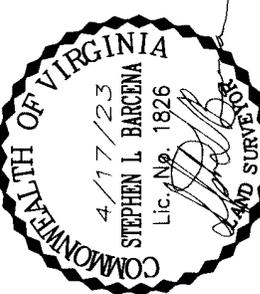
**PLAT SHOWING
 # 35 EAST BANK STREET LOTS 22, 23 &
 PART OF 21 ~ ROBERT BOLLING ESTATE
 PETERSBURG, VIRGINIA**

LINE	BEARING	DISTANCE
L1	S 51°07'40" E	28.22
L2	S 01°47'00" W	27.97
L3	S 25°19'52" W	29.50
L4	N 83°59'47" E	18.82
L5	N 05°05'00" W	31.28
L6	N 84°43'39" E	10.05
L7	N 05°46'41" W	185.43

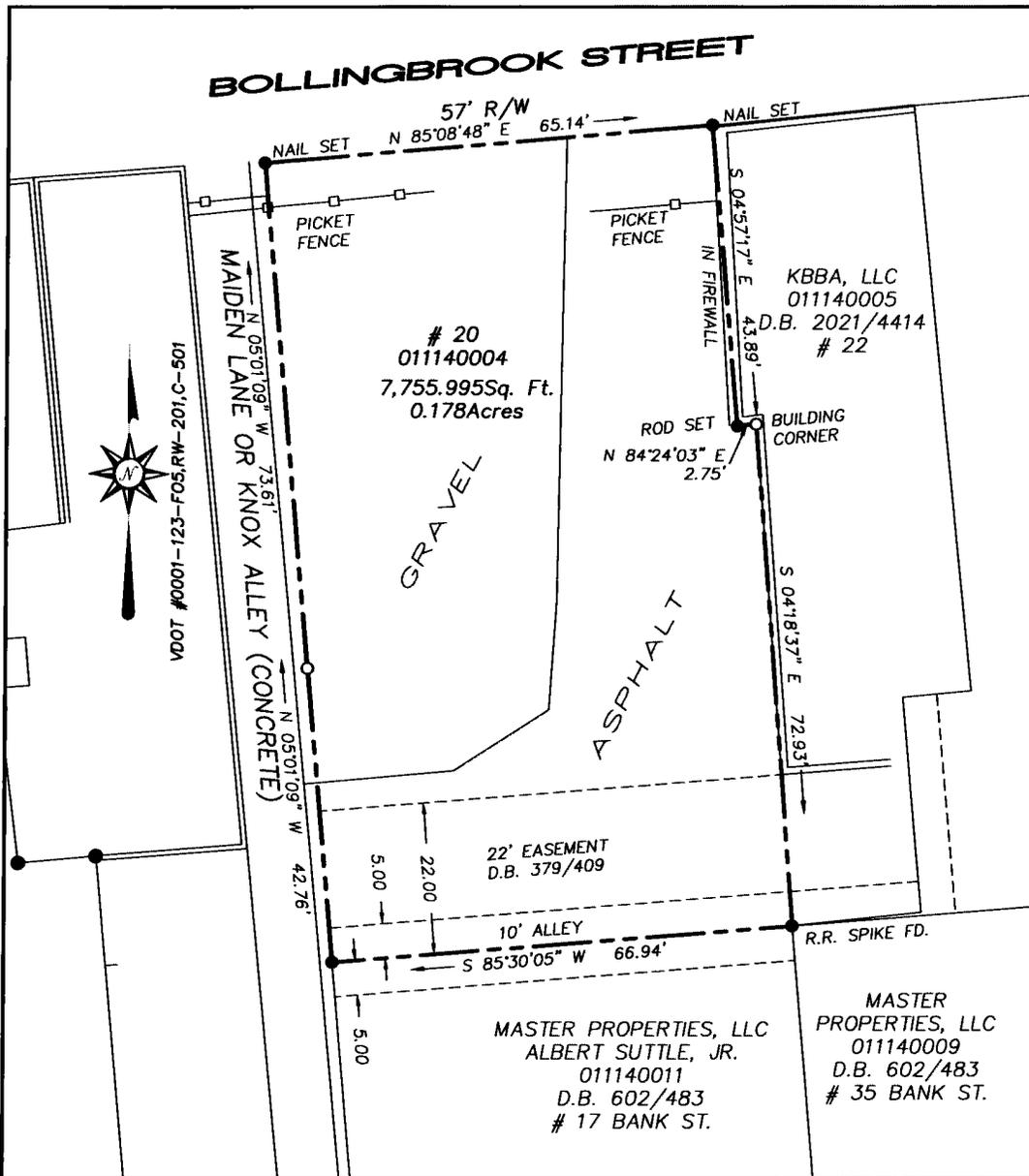


VDOT #0001-123-F05,RW-201,C-501

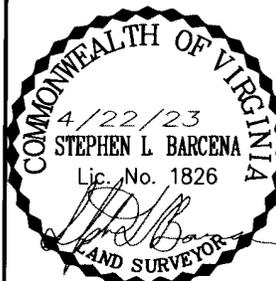
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY AERIAL PHOTOGRAPHS OR ANY ENCUMBRANCES THAT MAY BE SUBJECT TO THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM OTHER PREMISES, UPON ADJOINING PREMISES OR THIS PROPERTY; IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.



NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO.



**PLAT SHOWING
20 BOLLINGBROOK STREET, PART OF
LOT 20 ~ ROBERT BOLLING ESTATE
PETERSBURG, VIRGINIA**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 3/22/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120070, DATED 12/15/2022.



**BASELINE
LAND SURVEYING**
526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803
BLS23803@MSN.COM
PH.: 804.520.9180 / FX.: 804.722.9517

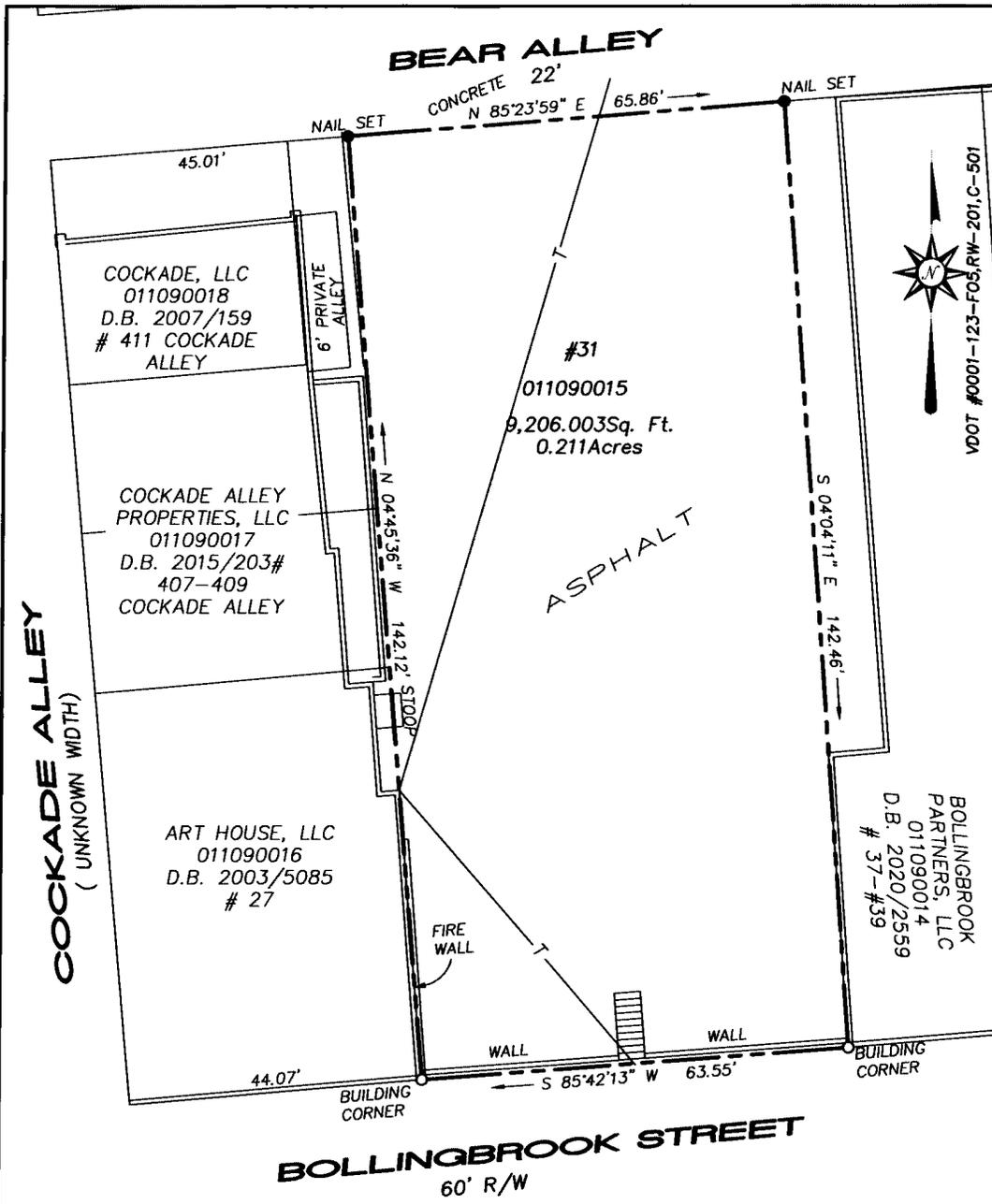
DATE: MARCH 22, 2023 SCALE: 1" = 20'

DRAWN BY: SLB

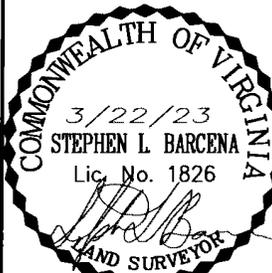
CHECKED BY: CALC. CHK.: SLB

JOB NO.: 23563 F.B. 210/3

NOT VALID UNLESS SIGNED IN RED PREVIOUS JOB NO. REV.: 4/22/23



PLAT SHOWING
31 BOLLINGBROOK STREET
 PART OF LOT 40 ~ ROBERT BOLLING ESTATE
 PETERSBURG, VIRGINIA

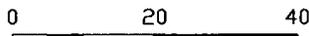


THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL.

THIS IS TO CERTIFY THAT ON 3/22/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON;

THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

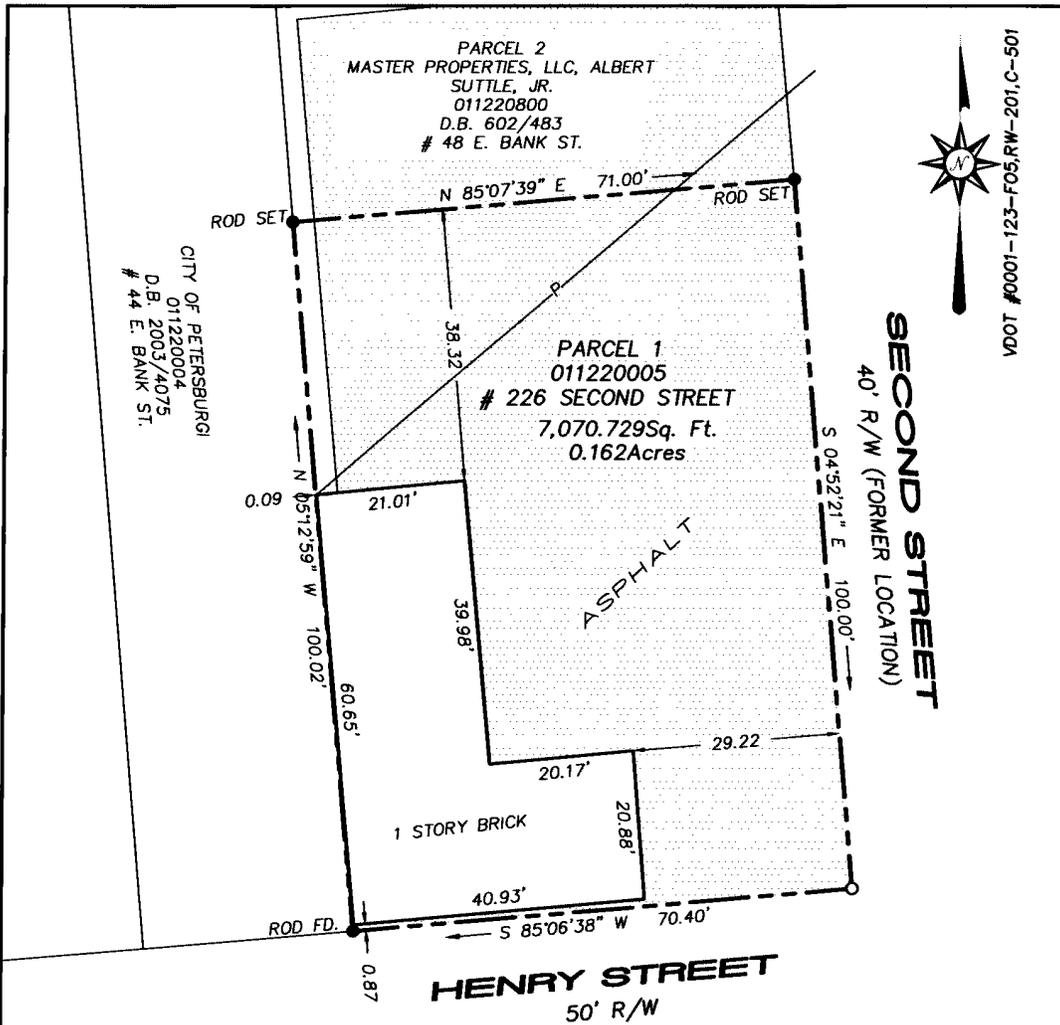
THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 2022.



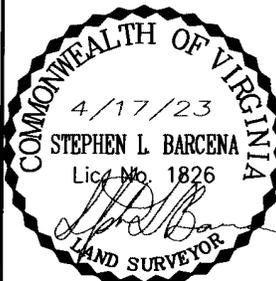
	BASELINE LAND SURVEYING 526 GROVE AVENUE PETERSBURG, VIRGINIA 23803 BLS23803@MSN.COM PH.: 804.520.9180 / FX.: 804.722.9517	
	DATE: MARCH 22, 2023 SCALE: 1" = 20' DRAWN BY: SLB CHECKED BY: CALC. CHK.: SLB JOB NO.: 23564 F.B. 210/1	

NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO.

REV.:



**PLAT SHOWING
 # 226 SECOND STREET, PARCEL 1
 OF LOT 5 ~ ROBERT BOLLING ESTATE
 PETERSBURG, VIRGINIA**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 4/17/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120007D, DATED 12/15/2022.

0 20 40

**BASELINE
 LAND SURVEYING**
 526 GROVE AVENUE
 PETERSBURG, VIRGINIA 23803
 BLS23803@MSN.COM
 PH.: 804.520.9180 / FX.: 804.722.9517

DATE: APRIL 17, 2023	SCALE: 1" = 20'
DRAWN BY: SLB	
CHECKED BY:	CALC. CHK.: SLB
JOB NO.: 23565	F.B. LL.

NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO. REV.: 4/21/23

INSTRUMENT 202302112
RECORDED IN THE CLERK'S OFFICE OF
PETERSBURG CIRCUIT COURT ON
JUNE 15, 2023 AT 03:23 PM
\$3232.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$1616.00 LOCAL: \$1616.00
MAYTEE E. PARHAM, CLERK
RECORDED BY: KMN



OFFICIAL RECEIPT
PETERSBURG CIRCUIT COURT
DEED RECEIPT

DATE : 06/15/2023 TIME : 15:23:31

CASE # : 730CLR202302112

RECEIPT # : 23000005804 TRANSACCTION # : 23061500025 PACKAGE NAME : BOLLINGBROOK PROPERTIES ET AL TO CITY OF PETERSBURG

CASHIER : KMN REGISTER # : H996

FILING TYPE : DBS

PAYMENT : FULL PAYMENT

INSTRUMENT : 202302112 BOOK :

PAGE : RECORDED : 06/15/2023

AT : 15:23

GRANTOR : BOLLINGBROOK PROPERTIES LLC
GRANTEE : CITY OF PETERSBURG

EX : N

LOC : CI

RECEIVED OF : PENDER & COWARD PC>

PCT : 100%

ADDRESS : 13 N UNION STREET PETERSBURG, VA 23803

ELECTRONIC FUND TRANSFER : \$3,273.00

DESCRIPTION 1 : 48 BANK ST E

PAGES : 027

OP : 0

NAMES : 0

CONSIDERATION : \$3,232,000.00

ANVAL : \$1,252,700.00

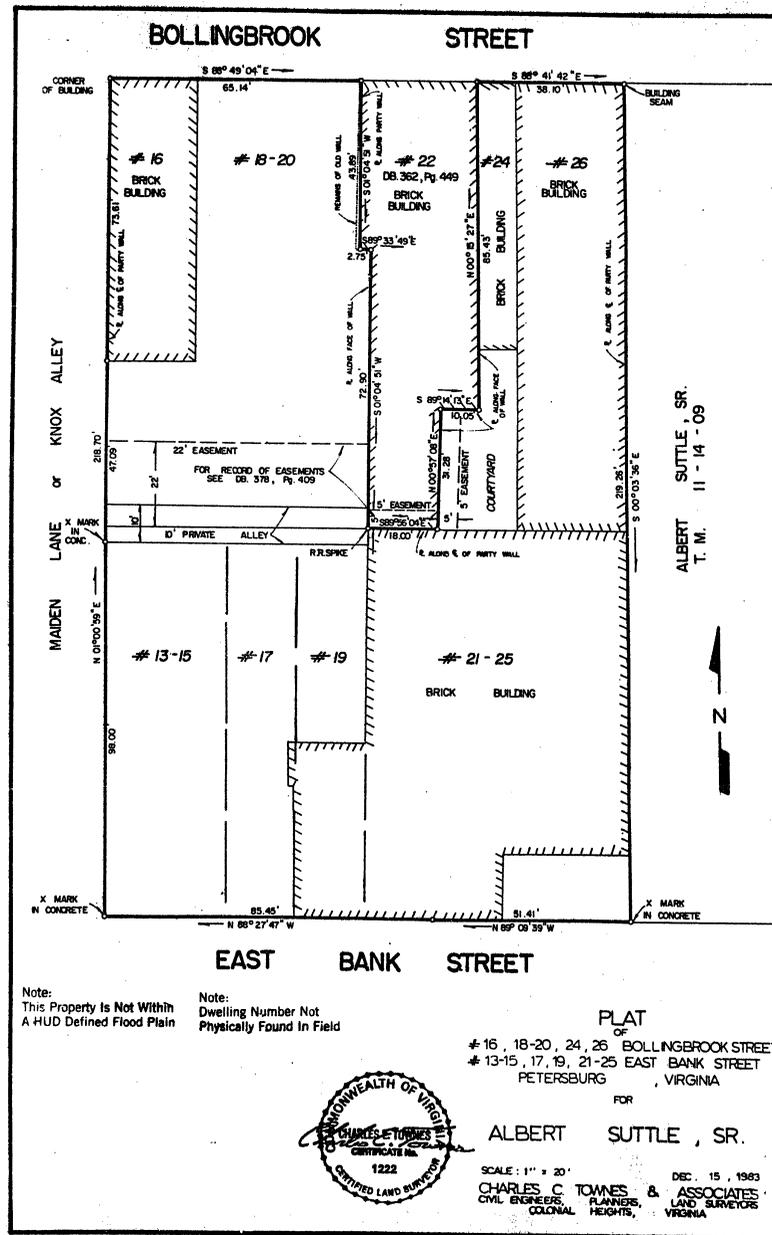
PIN OR MAP : 011220800

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$3.00
038	STATE GRANTOR TAX	\$1,616.00
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$3.50

ACCOUNT CODE	DESCRIPTION	PAID
212	TRANSFER FEES	\$1.00
220	COUNTY GRANTOR TAX	\$1,616.00
301	CLERK RECORDING/INDEXING FEE	\$28.50

TENDERED : \$ 3,273.00
AMOUNT PAID : \$ 3,273.00

153



Note:
This Property Is Not Within
A HUD Defined Flood Plain

Note:
Dwelling Number Not
Physically Found In Field

PLAT
OF
16, 18-20, 24, 26 BOLLINGBROOK STREET
13-15, 17, 19, 21-25 EAST BANK STREET
PETERSBURG, VIRGINIA
FOR
ALBERT SUTTLE, SR.



SCALE: 1" = 20'
DEC. 15, 1983
CHARLES C. TOWNES & ASSOCIATES
CIVIL ENGINEERS, PLANNERS,
LAND SURVEYORS
COLONIAL HEIGHTS, VIRGINIA

Plat Book 4 Page 153
Deed Book 401 page 436

VIRGINIA: In the Clerk's Office of the Circuit Court of the
City of Petersburg, the 22nd day of December A.D. 1983
The foregoing Instrument was this day lodged in said
office and, with the certificate annexed, admitted to record
at 3:45 o'clock P.M.

Witness:
Walter J. ...



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **Consideration of an Ordinance to Approve an Amendment to the Zoning Ordinance of the City of Petersburg for the Purpose of Updating and Clarifying Sign and Advertising Regulations to Address Ongoing Complaints and Issues Pertaining to Certain Advertising Devices Throughout the City**

PURPOSE: To update and clarify regulations on signage to address ongoing complaints and enforcement challenges

REASON: To address frequent complaints regarding certain types of signage in the city which are currently underregulated or unregulated entirely. Staff are seeking to clarify certain provisions within the ordinance with the goal of making the entire ordinance easy to interpret and encouraging attractive and cohesive signage throughout the city.

RECOMMENDATION: Planning Commission recommended approval of the proposed amendment as drafted in a 5 (aye) to 1 (nay) vote with one abstention.

BACKGROUND: Below is a general timeline of events for this text amendment:

1. Ongoing - Planning staff receive complaints regarding signage throughout the city including window signs, flag signs, and illuminated signs, as well as complaints about unclear language in the Zoning Ordinance pertaining to signs.
2. May 1, 2025- Planning staff presented an overview of the proposed text amendment to address ongoing issues with signs to the Planning Commission and were directed to bring the draft amendment for public hearing.
3. June 5, 2025 - Planning Commission held a public hearing on the draft text amendment and tabled the item until their following meeting to allow Commissioners to observe existing signs in the city.
4. July 10, 2025 - Planning Commission recommended approval of the proposed amendment as drafted in a 5 (aye) to 1 (nay) vote with one abstention.
5. September 16, 2025 - City Council held a public hearing on the proposed text amendment. The item was tabled to provide additional time for consideration.
6. October 7, 2025 - Planning Staff presented an overview of the existing sign ordinance and additional information on proposed changes

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 9/16/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 25-ZTA-05 Memo
2. Presentation 9/16
3. Presentation 10/07
4. Draft Ordinance
5. Draft Text Amendment



City of Petersburg

Department of Planning and Community Development
135 N Union St, Room 304
Petersburg, VA 23803
(804) 733-2308

MEMORANDUM

DATE: September 2025

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-ZTA-05: Consideration of an ordinance to approve an amendment to the Zoning Ordinance of the City of Petersburg for the purpose of updating and clarifying sign and advertising regulations to address ongoing complaints and issues pertaining to certain advertising devices throughout the city.

EXECUTIVE SUMMARY:

Planning Staff are seeking to update the Zoning Ordinance to address frequent complaints regarding certain types of signage in the city which are currently underregulated or unregulated entirely. Staff are seeking to clarify certain provisions within the ordinance with the goal of making the entire ordinance easy to interpret and encouraging attractive and cohesive signage throughout the city.

CHRONOLOGY OF EVENTS:

1. May 1, 2025 – Planning staff presented overview of a proposed text amendment to address ongoing issues with signs to Planning Commission and were directed to bring the case for public hearing in June.
2. June 5, 2025 – Planning Commission held a public hearing on the draft text amendment; the item was tabled until the July regular meeting to allow Commissioners to observe existing signs throughout the city.
3. July 10, 2025 – Planning Commission recommended approval of the proposed amendment as drafted in a 5 (aye) and 1 (nay) vote with one abstention.

BACKGROUND:

Existing Ordinance

Article 21 of the Zoning Ordinance pertains to signs and advertising in the city. Article 21 regulates the size, placement, and types of signs allowed in the city. Planning staff frequently receive complaints about the quantity or appearance of certain types of signs, but the existing regulations in Article 21 make it a challenge to address these issues due to a lack of regulation in some cases and unclear or confusing rules in others.

Examples of issues and challenges with the existing ordinance include:

- **Window signs:** Many businesses have an overabundance of advertising covering their windows or doors. According to current regulations, this type of advertising is only considered signage if the device is illuminated. This means that any advertising placed in a window or door is exempt from the need for a permit or any limit on size unless the sign is illuminated even if that advertising covers an entire surface.
- **Sail Signs:** Many businesses or residential developments in the city utilize sail signs, also known as feather or flag signs, along the street to draw attention. The signs usually consist of a banner attached to a staff or cord and tend to create visual clutter and safety concerns. The existing language in the ordinance is unclear whether the signs are allowed at all.
- **String and Tube Lights:** Certain types of businesses often utilize strings or tubes of lighting to illuminate a store face and draw attention, which can create a distracting or unattractive streetscape. This type of advertising isn't explicitly spoken to in the ordinance.
- **Historic District Signage:** There have been several instances in which signs were installed in the City's Historic Districts that do not match the character of the district, particularly in terms of the level of illumination. The Historic District Design Guidelines used by the Architectural Review Board have recommendations for these types of signs, but the recommendations aren't included in the Zoning Ordinance itself.
- **Shopping Center Signage:** The ordinance states that signs within B-1, Shopping Center, Zoning Districts are subject to specific sign plans meant to be adopted when the property was rezoned, but the city has few, if any, of these plans on record. The ordinance doesn't provide any rules for signs in cases where existing shopping centers are redeveloped or look to update signs and staff don't have direction for what rules apply.
- **Sign Refacing:** The ordinance currently requires a fee of \$150.00 for any sign permit, even a sign face is just being replaced in an existing sign structure with no expansion or alteration. Requests for sign refacing typically take significantly less staff time to review, but the cost doesn't vary.

Proposed Changes

The proposed text amendment is intended to address the issues outlined above in the following ways:

- **Window signs:** The definition of “window sign” has been updated to remove the exemption for unlit signs. All advertising in windows will count as signage and a rule has been added stating no more than 20 percent of any single window or door surface can be covered by signage.
- **Sail Signs:** A new definition of “sail sign” has been added and it’s been clarified that these signs are prohibited.
- **String and Tube Lights:** Signs consisting of illuminated tubing or strings of lights outlining sections of the building have been added to the list of prohibited signs.
- **Historic District Signage:** A provision was added to require any illuminated sign in a local historic district be indirectly illuminated to match the Historic District Design Guidelines.
- **Shopping Center Signage:** Language was added to clarify limits on signage when sign plans don’t exist for B-1, Shopping Center District properties. Individual businesses will be allowed two square feet of wall signage per linear foot of their tenant space and the total shopping center will be allowed one freestanding sign up to 150 square feet.
- **Sign Refacing:** A definition for “sign reface” has been added and the fee schedule has been updated to \$50.00 for sign refacing.

COMPREHENSIVE PLAN CONSIDERATIONS:

Staff believe the proposed text amendment is supported by the PetersburgNEXT Comprehensive Plan. The plan refers to attractive signage as a way to promote civic pride and enhance community character, noting signs elevate the appearance of the city and create a sense of place. The plan encourages improving existing signs in the city, particularly in Corridor Commercial areas, as well as using signs to establish appropriate transitions between different areas. Additionally, the plan states that citizens routinely cite the historic and attractive downtown as one of the city’s strengths. The goal of the text amendment is to improve the look of signage throughout the city in accordance with these principles.

CITY COUNCIL
MEETING

SEPTEMBER,
2025

2025-ZTA-05:

Consideration of an ordinance to approve an amendment to the Zoning Ordinance of the City of Petersburg for the purpose of updating and clarifying sign and advertising regulations to address ongoing complaints and issues pertaining to certain advertising devices throughout the city

Background

- Sign Ordinance included under zoning; regulates size, placement, types of signs allowed in city
- Frequent complaints about certain types of signage, but these signs are unrestricted or unregulated currently; goal is to have consistent and attractive signage
- Several sections of the Sign Ordinance are unclear and leave staff without reference to interpret whether signs are allowed in certain cases

Existing issues – window signs



Existing issues – flag/sail signs



Existing issues – signs in Historic Districts



Existing issues – rules for shopping center signage



Proposed Changes

○ Window signs:

- Definition - Any sign visible outside the window and attached to or within eighteen (18) inches in front of or behind the surface of a window or door
- No exemption for unlit signs
- Window signs can obscure no more than 20% of any window or door whether an individual sign or a combination of signs
- Signs consisting of illuminated tubing or strings of lights outlining building faces or show windows are prohibited

Proposed Changes

○ Sail/Feather/Flag signs:

- Definition - a type of banner typically constructed out of cloth, varying in size, shape, and color, that is attached to a staff or cord for the length of its vertical edge.
- Sail signs are prohibited

○ Signs in historic districts:

- Signs must be indirectly lit with shielded incandescent light source

Proposed Changes

○ B-1 properties without sign plan:

- If there's no sign plan on file, individual businesses are allowed 2 square feet of wall signage for each linear foot of their tenant space
- Overall shopping center would be allowed a 150 square foot freestanding sign

○ Sign reface:

- Definition - Removing and replacing, restoring, repainting, or repairing a sign face within or supported by an existing structure or cabinet. A reface does not include any structural addition or expansion to the sign structure or cabinet
- \$50.00 permit fee to apply for refacing rather than \$150.00 fee

Comprehensive Plan Considerations

- Attractive signage promotes civic pride and enhances community character; signs elevate the appearance of the city and create a sense of place
- Encouraged to improve existing signs in the city, especially in Corridor Commercial areas
- Many citizens cite the historic and attractive downtown as one of the city's strengths; goal of amendment is to improve look of signage city-wide

Additional Considerations

- A total overhaul of the sign ordinance is planned with the overall Zoning Ordinance rewrite; currently looking to address specific issues that we're encountering
- With upcoming developments, emphasis on having attractive and cohesive signage throughout the city
- Signs are protected by First Amendment and we cannot regulate the content of signs, only size, placement, quantity, etc.

Recommendation

Planning Commission recommended approval of the text amendment as drafted in a 5 (aye) to 1 (nay) vote with one abstention.

Questions for staff?

CITY COUNCIL
MEETING

OCTOBER 7,
2025



Staff Presentation:

Overview of Sign Ordinance and
Proposed Amendments

Background

- May, 2025 – Present – Planning Staff have been working on proposed amendments to sign ordinance to address recurring issues and questions relating to signs
- July 10, 2025 – Planning Commission recommended approval of draft amendment to sign ordinance
- September 16, 2025 – City Council held public hearing on proposed amendment and action was deferred pending additional consideration

Sign Regulations - General

- Purpose: To permit and regulate all signs.. in such a manner as to protect property values, promote neighborhood character and stability, ensure safety on the streets by minimizing obstruction of vision or confusion of those utilizing the streets, promote clarity in the transmission of sign information, and to facilitate the creation of an attractive and harmonious community
- Sign Permits: Prior to the erection, installation, placement, or alteration of any sign, a permit application an application is required with information on dimensions, height, location, illumination, structural support, etc.
- Exemptions: Signs for address or hours of operation, signs for government buildings or with public information from city, for sale/lease signs, warning signs, home occupation signs, construction signs, historic markers, yard sale signs, seasonal agricultural sale signs, political signs during campaign season, sandwich board signs *subject to maximum sizes*

Sign Regulations – General

- **Prohibited Signs:** Signs simulating or confusing traffic management, flashing signs, signs consisting of moving parts, illuminated signs causing glare on neighboring properties, signs on trees, utility poles, towers, roof signs, signs advertising illegal activity, off-premise signs
- **Maintenance:** All signs, including structural supports and equipment shall be maintained in good structural condition, free of holes, rotting, peeling paint, and general decay. The area surrounding a sign should be free of weeds, trash, and other debris. Failure to maintain signs is considered a zoning violation and possible building code violation
- **Abandonment:** A sign which advertises an activity, business, product or service no longer produced or conducted on the premises where the sign is located may remain in place for not more than 90 days from the date of vacancy by the tenant or owner previously occupying the premises on which the sign is located

Sign Regulations – General

- Sign Size: The total area of signage allowed for any property varies by zoning district; 150 sf for B-2, 125 sf for B-3, 3 sf per linear foot of building frontage in M-1 and M-2; one sign up to 16 sf allowed for subdivisions and non-residential uses in residential districts
- Calculation of area: The entire area within a circle, semicircle, triangle, rectangle, parallelogram, or trapezoid enclosing all elements of the matter displayed, excluding frames and columns or uprights on which the sign is placed. For double faced signs, area of only one face is calculated if faces are parallel and no more than two feet apart; otherwise, each face counts toward area
- Height: Freestanding signs cannot exceed 25 feet in height

Window Signs - Current

- Definition of sign says “A sign shall not include a similar structure or device located within a building, except illuminated signs within show windows”
- Only illuminated advertising on windows or doors count as signs under this definition; all other advertising is exempt from regulations and permit requirements and do not factor into overall area allowed for on-site signage
- Staff receive complaints about overabundance of advertising on windows in certain locations, but are unable to require permits, enforce any limits
- According to Journal of Retailing, window transparency tends to increase consumer comfort, interest, and the likelihood of entering a store; transparent windows increase attractiveness, enhance natural light, reduce visual complexity of environment

Window Signs Proposed

- Amend definition of sign to remove exemption for non-illuminated advertising on windows
- Introduce definition of window sign: "Any sign visible outside the window and attached to or within eighteen (18) inches in front of or behind the surface of a window or door"
- Permanent window signs are permitted, provided that the aggregate area of all window signs on each window or door does not exceed twenty (20) percent of the window or door
- Potential alternative(s): Consider different percentage (e.g. 25, 50, 75) for window coverage, limit coverage maximums to Historic Districts and/or B-3 (downtown) District, rephrase requirement to speak directly to transparency rather than sign area

Sail/Flag Signs - Current

- Language is unclear: Prohibited except “Pennants, flags, and banners, when not part of any sign, even if attached to the poles or other supporting elements of the sign face, however, are allowed in the B-2, General Commercial, and B-3, Central Commercial Districts, provided such devices are connected to a rope or wire that is attached securely at both ends or attached directly to a supporting pole; otherwise such devices, when not part of any sign, are prohibited in any district”
- Complaints received about visual clutter, quality of materials, durability, and safety hazards

Sail/Flag Signs Proposed

- Introduce clear definition: “*Sign, sail*. Also called a feather flag or flag sign; a type of banner typically constructed out of cloth, varying in size, shape, and color, that is attached to a staff or cord for the length of its vertical edge”
- Add sail signs to list of prohibited sign types
- Potential alternative: Allow sail signs occasionally on commercial properties subject to permit and with limits on quantity, size, placement, height, and period of time (e.g. sign(s) can be placed for up to 30 days on no more than 4 occasions per calendar year)

Signs in B-1 District - Current

- During rezoning to B-1, Shopping Center District, Applicant is required to provide plan of use and development, including regulations for signs and advertising devices
- There is no guidance in the Zoning Ordinance for how to permit signs in the B-1 District if there is not a plan on record with specific regulations
- New owners and tenants of B-1 properties face unclear rules when seeking sign permits; historically, Zoning Administrator determination has been to use rules for B-2 District, but properties in B-1 District are significantly larger and have advertising needs for both overall center and the individual tenants

B-1 Signs Proposed

- Introduce new standard: “For properties in the B-1 District without an approved plan for signage, signs shall be limited to no more than two (2) square feet per linear foot of building frontage per individual tenant for wall signs and no more than one hundred fifty (150) for freestanding signage for the total shopping center”
- Proposed language provides guidance for individual businesses locating in existing shopping centers and new owners who may be interested in redeveloping/rehabilitating overall shopping centers

Sign Reface - Current

- Sign permits costing \$150.00 are required for all alterations to existing signs, including face/panel replacements which involve no change to dimensions or structural supports
- Simple face replacements using existing supports require significantly less review by staff during permitting process

Sign Reface - Proposed

- Define Sign Reface: “Removing and replacing, restoring, repainting, or repairing a sign face within or supported by an existing structure or cabinet. A reface does not include any structural addition or expansion to the sign structure or cabinet”
- Amend fee schedule to add \$50.00 permit review fee for sign refacing
- Potential alternative: Many localities do not require permits for sign refacing

Goals

- Attractive signage promotes civic pride and enhances community character; signs elevate the appearance of the city and create a sense of place
- Comprehensive Plan encourages improvement to signs in the city, especially in Corridor Commercial areas
- With upcoming development and anticipated redevelopment along major corridors, recommending focus on attractive and consistent signage throughout city

Questions for staff?

AN ORDINANCE TO AMEND AND READOPT ARTICLE 21. – SIGN REGULATIONS AND ARTICLE 31. – PERMITS, PLATS, AND FILING FEES AS SET FORTH IN THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, FOR THE PURPOSE OF UPDATING AND CLARIFYING SIGN AND ADVERTISING REGULATIONS TO ADDRESS ONGOING COMPLAINTS AND ISSUES PERTAINING TO CERTAIN ADVERTISING DEVICES THROUGHOUT THE CITY

WHEREAS, the City of Petersburg Zoning Ordinance includes Article 21. – Sign Regulations which deals with advertising devices in the city and Article 31. – Permits, Plats, and Filing Fees which deals with permit review costs; and

WHEREAS, Planning staff currently receive complaints regarding several types of signs throughout the city, including window signs, sail signs, illuminated signs, and inappropriate signs in the local historic districts; and

WHEREAS, there are several sections of the ordinance which provide unclear guidance where and if certain types of signs are allowed, including sail signs and new signs in the B-1, Shopping Center Zoning District; and

WHEREAS, The City Council supports updating the regulations to better address issues with existing signs and to clarify rules for the location and size of certain signs; and

WHEREAS, the City Council supports introducing a new fee at a lower cost for permits to reface existing signage when no new supports or cabinets are required; and

WHEREAS, the PetersburgNEXT Comprehensive Plan states signs elevate the appearance of the city and encourages improving the look of signs in the commercial districts ; AND

WHEREAS, on July 10, 2025 the Planning Commission recommended approval of the proposed amendment of the Zoning Ordinance as drafted; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that the City Council does hereby approve an ordinance amending and readopting Article 21. – Sign Regulations and Article 31 – Permits, Plats, and Filing Fees as set forth in the Zoning Ordinance as indicated in Exhibit A.

ARTICLE 21. SIGN REGULATION

Section 4. Definitions.

For the purpose of this article, and notwithstanding other provisions elsewhere in this article, certain terms and words pertaining to signs are hereby defined as follows:

- (1) *Historic area.* Historic area means an area designated by ordinance as containing buildings or places in which historic events occurred, or which have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community of such significance as to warrant conservation and preservation.
- (2) *Nonconforming sign structure.* A nonconforming sign structure shall be any lawfully erected sign structure that fails to meet current ordinance standards.
- (3) *Sign.* A sign is any structure, or part thereof, or any device attached to, painted on, or represented on a building, fence, or other structure, upon which is displayed or included any letter, word, numeral, picture, illustration or decoration, emblem, symbol or trademark, flag, banner, or pennant, or other device, figure, or character used as, or which is in the nature of, an announcement, direction, advertisement or other attention-directing device, and which is visible beyond the boundaries of the parcel of land on which the same is located.
 - a. A sign shall not include:
 1. A similar structure or device located within a building, except ~~illuminated signs within show windows~~ **signs as defined below;**
 2. Official court or public notices; or
 3. The painted or posted message on a properly permitted general advertising sign structure.
- (4) *Sign, abandoned.* Any accessory or business sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity located, conducted, or sold on the premises upon which such sign is located, which use has been discontinued for a continuous period of two years.
- (5) *Sign, accessory or business.* A sign directing attention to a business, commodity, service or entertainment conducted, sold or offered on the same premises upon which the sign is located and not included as exemptions in section 5 of this article.
- (6) *Sign, billboard.* A general advertising sign owned or operated by a person engaged in the business of outdoor advertising licensed by the department of transportation, Code of Virginia § 33.1-361.
- (7) *Sign, changeable message.* Any changeable message sign that is illuminated, stationary and constant and does not change more than once every eight seconds shall be permitted, including a billboard sign which contains electronic messaging as expressly authorized by the Code of Virginia in § 33.1-369.
- (8) *Sign, face, surface area.* The surface area of a sign shall be computed as including the entire area within a circle, semicircle, triangle, rectangle, parallelogram, or trapezoid enclosing all elements of the matter displayed, excluding frames and columns or uprights on which the sign is placed. One side of a double-faced sign, whose sign faces are parallel and are at no point more than two feet from one another, shall be included in the computation of total sign area; for all other signs with more than one face, each side shall be included in the computation of total sign area.
- (9) *Sign, flashing.* Any sign displaying flashing or intermittent lights, changing in degrees of intensity, which constitutes public safety or traffic hazard in the judgment of the city's traffic engineer.

- (10) *Sign, freestanding or ground.* A non-movable sign supported by a fence, retaining wall or by upright structural members or braces on or in the ground and not attached to a building.
- (11) *Sign, general advertising.* Any sign which directs attention to a business, commodity, service or entertainment not conducted, sold, or offered on the same premises upon which such sign is located, except a wall sign that is determined to be historic by the architectural review board. General advertising sign includes a "billboard sign" as defined in this article, however, any general advertising or billboard sign owned or operated by the city shall not be subject to the provisions of this article.
- (12) *Sign, height.* The vertical distance from the average street grade or from the average lot grade of the real property upon which the sign is located, at the required minimum front setback line for signs, whichever allows for the greater height, to the highest point of the sign.
- (13) *Sign, illuminated.* Any sign designed to give forth artificial light, or designed to reflect light from one or more sources of artificial light erected to provide light for the sign.
- (14) *Sign, portable.* Any sign not permanently affixed to the ground nor to a building, which is designed or constructed in such manner that it can be moved or relocated without involving any structural or support changes (including a sign attached to or displayed on a vehicle that is used for the express purpose of advertising a business establishment, product or service when the vehicle is parked so as to attract the attention of motoring or pedestrian traffic).
- (15) *Sign, projecting.* Any sign which is attached to and projects more than 12 inches from the face of a wall of a building.
- (16) *Sign Reface.* Removing and replacing, restoring, repainting, or repairing a sign face within or supported by an existing structure or cabinet. A reface does not include any structural addition or expansion to the sign structure or cabinet.
- (17) *Sign, roof.* Any sign painted, erected, or constructed upon or above the roof of a building or structure, or part thereof; any sign that projects above the intersection of the roof decking and wall face; or any sign that extends above the eave or parapet shall be deemed to be a roof sign.
- (18) *Sign, sandwich board.* Portable, freestanding sign, typically in the shape of an inverted V, with two sign boards attached to each other at the top of the sign; also known as a sidewalk or A-frame sign.
- (19) *Sign, sail.* Also called a feather flag or flag sign; a type of banner typically constructed out of cloth, varying in size, shape, and color, that is attached to a staff or cord for the length of its vertical edge.
- (20) *Sign, temporary.* A sign which advertises community or civic projects or special events on a temporary basis. Temporary signs for community or civic projects or special events shall be permitted only for events of public interest, e.g. fairs, carnivals, community gatherings, or other similar events.
- (21) *Sign, wall.* A sign attached to or painted on or otherwise inscribed on the outside wall of a building and supported throughout its length by such wall or building and not extending more than 12 inches from the building wall.
- (22) *Sign, window.* Any sign visible outside the window and attached to or within eighteen (18) inches in front of or behind the surface of a window or door.
- (23) *Structure.* Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to, advertising signs, billboard signs, main buildings, outbuildings, fences, walls, lamp posts, light fixtures and, posterboards.
- (24) *Structural alterations.* Any change in the supporting members of a building or structure, including, but not limited to, bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls, provided that in order to be a structural alteration, the alteration shall meet the criteria otherwise provided in the Uniform Statewide Building Code.

Section 6. Prohibited signs.

The following signs shall be prohibited in all districts:

- 6.1. Signs which by reason of their location, position, size, shape, color, design or means of illumination may be construed as or confused with, or may interfere with, obstruct or obscure the view of all or any portion of a traffic control sign, signal, or device.
- 6.2. Signs which imitate an official sign or signal or which contain the words "stop," "go," "slow," "yield," "caution," "danger," "warning" or similar words which imply any official warning or command or which may imply the need for special actions on the part of any vehicle operator or pedestrian.
- 6.3. Any flashing sign.
- 6.4. Signs which contain or consist of pennants, ribbons, streamers, spinners, strings of light bulbs, or other similar moving devices. Pennants, flags, and banners, when not part of any sign, even if attached to the poles or other supporting elements of the sign face, however, are allowed in the B-2, General Commercial, and B-3 B, Central Commercial Districts, provided such devices are connected to a rope or wire that is attached securely at both ends or attached directly to a supporting pole; otherwise such devices, when not part of any sign, are prohibited in any district.
- 6.5. Any sign or means of sign illumination which causes glare into or upon any building other than the building to which the sign may be related.
- 6.6. Any sign affixed to, hung, placed, or painted on any other sign, cliff, tree, public utility pole, radio or television or similar tower, provided that this prohibition shall not affect official traffic, parking or informational signs placed on utility poles by the city government.
- 6.7. All portable or nonstructural signs except for sandwich board signs, which are further regulated in this article.
- 6.8. Roof signs.
- 6.9. Signs advertising activities which are illegal under federal, state, or city laws or regulations.
- 6.10. General advertising signs, except billboard signs as otherwise provided herein.
- 6.11. Window signs which obscure more than twenty (20) percent of any window or door, whether through an individual sign or a combination of signs.
- 6.12. Signs consisting of illuminated tubing or strings of lights outlining property lines or open sales areas, rooflines, doors, windows, or wall edges of any building.
- 6.13. Sail signs as defined above.

Section 7. General regulations.

The following regulations apply generally to all signs and are in addition to the regulations contained elsewhere in this article:

- 7.1. Structural and safety features and electrical systems shall be in accordance with the requirements of the Uniform Statewide Building Code. All signs requiring permits shall be inspected by the zoning administrator for compliance with all the requirements of this article and by the building official for compliance with the requirements of the Uniform Statewide Building Code.
- 7.2. The zoning administrator, upon application as required in this article, may issue temporary permits for the following signs and displays for a period not to exceed 30 days, when in the administrator's opinion, the use of such signs and displays would be in the public interest and would not result in damage to private property including signs advertising a special civic or cultural event such as a fair or exposition, play, concert or meeting, sponsored by a governmental, civic or charitable organization.

-
- 7.3. Special sales promotion displays in a district where such sales are permitted, including displays incidental to the opening of a new business.
 - 7.4. No signs shall project over public right-of-way without the express written permission of the city manager, except for permitted flat signs which may so project not more than six inches.
 - 7.5. The sign face of a sign which advertises an activity, business, product or service no longer produced or conducted on the premises where the sign is located may remain in place for not more than 90 days from the date of vacancy by the tenant or owner previously occupying the premises on which the sign is located. An abandoned sign structure may be removed in accordance with section 15.2-2307.
 - 7.6. Permanent window signs are permitted, provided that the aggregate area of all window signs on each window or door does not exceed twenty (20) percent of the window or door.

Section 9. Permitted signs by zoning district.

The regulations set forth in this section pertain to the various types and specifications for signs expressly permitted in each designated zoning district, except for billboard signs which are addressed in section 10.14 of this article.

- 9.1. In District R-B, regulations shall be established in accordance with article 13, section 2.
- 9.2. The maximum advertising display area for accessory or business signs in the mixed use districts (MSD MXD) shall not exceed 25 square feet.
- 9.3. In District B-1, regulations shall be established in accordance with article 14, section 6. For properties in the B-1 District without an approved plan for signage, signs shall be limited to no more than two (2) square feet per linear foot of building frontage per individual tenant for wall signs and no more than one hundred fifty (150) for freestanding signage for the total shopping center.
- 9.4. The maximum advertising display area for accessory or business signs in District B-2 shall not exceed 150 square feet.
- 9.5. The maximum advertising display area for accessory or business signs in Districts B-3 shall not exceed 125 square feet.
- 9.6. In Districts M-1 and M-2, sign area shall not exceed in the aggregate three square feet in area per linear foot of building frontage, such frontage shall be measured as the longest horizontal dimension of the building and which does not pass through or between any adjacent elements of same, provided, however, no such sign or signs shall exceed an aggregate total of 350 square feet in area.
- 9.7. No part of any freestanding or projecting sign shall be higher than 25 feet from grade.

Section 11. Signs permitted in local historic districts.

Before any sign shall be painted, erected, or constructed in local-designated historical areas, a certificate of appropriateness shall be obtained from the architectural review board, in accordance with the provisions of article 35 of this appendix. Notwithstanding the sign regulations established herein, the architectural review board, in approving a sign, may further regulate such sign with respect to area, height, placement, materials, color, lighting, graphics, lettering or architectural styling, provided that area and height limitations established herein are not exceeded. Sandwich board signs are not subject to this review. Any illuminated sign erected or constructed in a local-designated historical area shall be indirectly illuminated with a shielded, incandescent light source.

ARTICLE 31. PERMITS, PLATS, AND FILING FEES

Section 3. [Filing Fees.]

- (1) Fee schedule:
 - Home occupation permits: \$50.00
 - Zoning permits: \$50.00
 - Zoning confirmation letters: \$100.00 (\$500.00 expedited)
 - Site plans: \$800.00 + \$50.00 for every acre or part thereof disturbed more than one acre
 - Site plan re-review: \$250.00
 - DMV zoning confirmation: \$100.00
 - Temporary sign permit: \$75.00
 - Permanent signs: \$150.00
 - Sign Refacing: \$50.00
 - Zoning ordinance amendment: \$1,500.00
 - Rezoning: \$1,500.00
 - Special use permit: \$1,500.00
 - Plan amendments: \$1,500.00
 - Variance: \$500.00
 - Appeal of zoning administrator: \$500.00
 - Special exception: \$500.00
 - Substantial Accord Review per Code of Virginia Section 15.2-2232: \$500 if Public Hearing is required
- (2) The submission of fees at the time of application and the payment of fees prior to application is required.
- (3) Prior to the initiation of an application any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the locality and have been properly assessed against the subject property, have been paid.



City of Petersburg

Government Relations

135 N. Union Street Petersburg, Virginia 23803
Joanne Williams jwilliams@petersburg-va.org
(804) 347-3321

2026 LEGISLATIVE AGENDA

Wythe Street Bridge Replacement

Wythe Street is a key Route 1 artery, carrying northbound U.S. 1 and eastbound U.S. 460 Business as a one-way pair with Washington Street. About 14,500 vehicles cross the bridge daily. Any lane reduction near the I-95/I-85 entrances causes multi-block bottlenecks, slows business traffic, limits interstate access, and strains the one-way system.

The East Wythe Street bridge—an enclosed stone masonry structure from the 1800s spanning Lieutenant Run—is in poor condition. During the July 2025 floods, fill loss was detected through the pavement, prompting immediate lane closure.

The project will include full replacement/rehabilitation design and construction.

\$12,000,000



Petersburg Parking Authority Act

Petersburg's growth is accelerating, bringing higher traffic volumes and increased congestion on city streets. On-street parking is a major contributor to gridlock and safety risks, particularly in busy corridors and emerging commercial districts. To keep people and commerce moving, the City seeks state authorization to establish a Petersburg Parking Authority. This Authority would plan, finance, construct, and operate strategically located public parking garages, easing congestion and improving safety while supporting continued economic development. The City requests the introduction of the Petersburg Parking Authority Act (attached).



City of Petersburg

Government Relations

135 N. Union Street Petersburg, Virginia 23803
 Joanne Williams jwilliams@petersburg-va.org
 (804) 347-3321

Gupton Institute of APM Research / Life Sciences Workforce Training Facility

Central Virginia is becoming a hub for advanced pharma manufacturing, but long-term growth hinges on a skilled workforce. No single Virginia institution can meet the full range of training needs. A centralized, state-of-the-art training center on the Pharmaceutical Campus in Petersburg, including Novo Nordisk (the 2nd-largest pharmaceutical company in the world), Phlow, and CiviciaRx, would replace siloed programs, offering immersive, GMP-simulated, hands-on training tailored to real-world advanced manufacturing. The Gupton Institute of APM Research in Petersburg is poised for recognition as the world leader in developing talent and technology to produce small-molecule advanced pharmaceuticals (essential medicines). In a \$130B domestic market, essential medicines account for 90% of volume.

Focus areas include the small-molecule essential medicines supply chain using continuous manufacturing: APIs, finished products (solid dose, injectables, vials), testing, and SMART manufacturing. The Center will also demo and co-develop technologies with leading equipment makers.

Planned site: 15 acres on Petersburg’s pharma campus, featuring 25,000 sq. ft. of cGMP process labs and 35,000 sq ft of classrooms, offices, and support spaces. The total project cost is estimated at \$84 million. Petersburg is requesting \$12,000,000 for Phase 1.

Sub element	Estimated Cost	Total Ask
Salaries and admin costs for Start up team	\$1,311,250	\$2,622,500
Site Development	\$830,000	\$830,000
Management, Consulting, Architectural, Engineering and General Contractor fees	\$5,500,000	\$5,500,000
API and final dose production simulation trains (3 total) at semi-works scale. 20 percent of total cost as down payments to initiate manufacturing.	\$12,000,000	\$2,400,000
Instructional development at 30% of total estimated cost	\$825,000	\$247,500
Insurance, licensing, permits, legal, contracted services at 80% of costs	\$500,000	\$400,000
Total Ask		\$12,000,000



City of Petersburg

Government Relations

135 N. Union Street Petersburg, Virginia 23803
Joanne Williams jwilliams@petersburg-va.org
(804) 347-3321

JLARC Study on Distribution of 599 Funds

Petersburg’s homicide rate continues to exceed the state average, with gun violence affecting neighborhoods citywide. Compounding these challenges, Petersburg faces one of the highest poverty rates in Virginia and a 63% single-parent household rate—factors closely associated with elevated crime. Although the Code of Virginia establishes a formula for distributing 599 funds, recent Appropriations Acts have routinely overridden it with across-the-board adjustments, effectively superseding the statutory formula. To ensure resources align with need, Petersburg requests the General Assembly to fund a JLARC study to evaluate and recommend a revised, equitable distribution model that better supports distressed localities with high crime and poverty.

DRAFT

AN ORDINANCE TO REQUEST ENACTMENT OF THE PETERSBURG PARKING AUTHORITY ACT.

WHEREAS, the City has had and anticipates additional economic growth throughout the City; and

WHEREAS, such growth has caused and is anticipated to cause significant increases in traffic flow; and

WHEREAS, the free circulation of traffic of all kinds is necessary to the health, safety, and general welfare of the public whether residing in or traveling to, through or from the City of Petersburg, and

WHEREAS, the parking of motor vehicles on public streets contributes to traffic congestion and endangers the health, safety and welfare of the general public; and

WHEREAS, Petersburg City Council believes that the construction and operation of public parking garages in strategic locations in the City will assist in reducing such traffic congestion; and

WHEREAS, the Petersburg City Council believes that the establishment, management and operation of such public parking garages would be most efficiently and effectively run by a parking authority; and

WHEREAS, in order to facilitate the creation of such an authority City Council would like to request that the attached Act be proposed to the General Assembly for consideration during the upcoming legislative session.

NOW therefore be it ORDAINED that the City Manager and City Attorney are hereby directed to take all necessary action to request that the City's state level delegate and senator present the attached draft Act for consideration by the Virginia General Assembly at the upcoming legislative session.

1 An Act to create the Petersburg Parking Authority.

2

3

1. PETERSBURG PARKING AUTHORITY ACT.

§1. Short title.

5 This act shall be known and may be cited as the "Petersburg Parking Authority Act."

6

§2. Declaration of public necessity.

8 It is hereby determined and declared that the free circulation of traffic of all kinds through the
9 streets of the City of Petersburg in the Commonwealth is necessary to the health, safety, and
10 general welfare of the public, whether residing in the municipality or traveling to, through, or
11 from such municipality in the course of lawful pursuits; that in recent years the greatly increased
12 use by the public of motor vehicles of all kinds has caused serious traffic congestion in the streets
13 of the municipality; that the parking of motor vehicles in the streets has contributed to this
14 congestion to such an extent as to constitute at the present time a public nuisance; that such
15 parking prevents the free circulation of traffic in, through, and from the municipality, and
16 endangers the health, safety, and welfare of the general public; that this traffic congestion is not
17 capable of being adequately abated except by provisions for sufficient off-street parking
18 facilities; that adequate off-street parking facilities have not been heretofore provided; and that
19 the enactment of the provisions of this act is hereby declared to be a public necessity.

20

§3. Definitions.

22 As used in this act the following words and terms shall have the following meanings, unless the
23 context indicates a different meaning or intent:

24

25 "Authority" means the Authority created under the provisions of this act, or, if the Authority shall
26 be abolished, the board, body, or commission succeeding to the principal functions thereof or to
27 whom the powers given by this act to the Authority shall be given by law.

28

29 "Cost," as applied to parking facilities or to extensions or additions thereto, includes the cost of
30 construction or reconstruction; the cost of all labor, materials, machinery, and equipment; the
31 cost of all lands, property, rights, easements, and interests acquired by the Authority for such
32 construction or reconstruction or the operation thereof; the cost of demolishing or removing any
33 buildings or structures on land so acquired, including the cost of acquiring any lands to which
34 such buildings or structures may be moved; financing charges; interest prior to and during

35 construction; and, if deemed advisable by the Authority, for one year after completion of
36 construction, reasonable provision for working capital, cost of engineering and legal services,
37 cost of plans and specifications, surveys and estimates of cost and of revenues, administrative
38 expenses, and such other expenses as may be necessary or incident to such construction or
39 reconstruction, the financing thereof, and the placing of the parking facilities in operation. Any
40 obligation or expense incurred by the Authority or by the organizing municipality prior to the
41 issuance of bonds under the provisions of this act in connection with any of the foregoing items
42 of cost may be regarded as a part of such cost.

43

44 "Governing body" means the board, commission, council, or other body by whatever name it
45 may be known in which the general legislative powers of the municipality are vested.

46

47 "Municipality" means the City of Petersburg in the Commonwealth of Virginia.

48

49 "Parking facilities" means and includes lots, garages, parking terminals, or other facilities or
50 structures for the off-street parking of motor vehicles open to public use for a fee, and may also
51 include, but without limiting the generality of the foregoing, terminal facilities for trucks and
52 buses, waiting rooms, lockers, and offices catering primarily to those using such parking
53 facilities, and all facilities appurtenant thereto and all property, rights, easements, and interests
54 relating thereto that are deemed necessary for the instruction or operation thereof; however, the
55 words "parking facilities" shall not mean or include the sale or dispensing of products used in or
56 for the servicing of motor vehicles.

57

58 **§4. Creation of the Authority.**

59 A. The governing body of the municipality may by resolution signify its determination to
60 organize an Authority under the provisions of this act. Such resolution may be adopted only after
61 a public hearing thereon, notice of which hearing shall be given by publication at least once, not
62 less than 10 days prior to the date fixed for such hearing, in a newspaper having a general
63 circulation in the municipality. Such notice shall contain a brief statement of the substance of the
64 proposed resolution, shall set forth the proposed articles of incorporation of the Authority, and
65 shall state the time and place of the public hearing to be held thereon. Such municipality shall not
66 be required to make any other publication of such resolution under the provisions of any other
67 law.

68

69 B. Such resolution shall include articles of incorporation that shall set forth:

- 70 1. The name of the Authority;
71 2. A statement that such Authority is organized under this act;
72 3. The name of the organizing municipality; and
73 4. The names and addresses of the first members of the Authority appointed by the organizing
74 municipality.

75

76 C. Passage of such resolution by the governing body shall constitute the Authority a public body
77 and a body politic and corporate of the Commonwealth of Virginia.

78

79 **§5. Membership of the Authority.**

80 The Authority organized under the provisions of this act shall consist of five members selected
81 by the governing body who shall serve for terms expiring one, two, three, four, and five years,
82 respectively, from the date of appointment, the term of each such member to be designated by the
83 governing body. The successor of each member of the Authority shall be appointed for a term of
84 five years, but any person appointed to fill a vacancy shall be appointed to serve only for the
85 unexpired term, and any member of the Authority may be reappointed.

86

87 Each member of the Authority before entering upon his duties shall take and subscribe an oath or
88 affirmation to support the Constitution of the United States and the Constitution of Virginia and
89 to discharge faithfully the duties of his office, and a record of each such oath shall be filed with
90 the Secretary of the Authority.

91

92 The Authority shall select one of its members as chair and another as vice-chair and shall also
93 select a secretary and a treasurer who may but need not be members of the Authority. The offices
94 of secretary and treasurer may be combined. The terms of office of the chair, vice-chair,
95 secretary, and treasurer shall be as provided in the bylaws of the Authority.

96

97 A majority of the members of the Authority shall constitute a quorum, and the affirmative vote of
98 a majority of all of the members of the Authority shall be necessary for any action taken by the
99 Authority. No vacancy in the membership of the Authority shall impair the right of a quorum to
100 exercise all the rights and perform all of the duties of the Authority. The members of the
101 Authority shall serve without compensation but shall be reimbursed for the amount of actual
102 expenses incurred by them in the performance of their duties.

103

104 The city manager, or his designee, of the organizing municipality shall serve as an ex officio,
105 nonvoting member of the Authority.

106

107 **§6. General grant of powers.**

108 The Authority created hereunder shall be deemed to be a public instrumentality exercising public
109 and essential governmental functions to provide for the public health and welfare, and the
110 Authority is hereby authorized and empowered to:

111 1. Adopt bylaws for the regulation of its affairs and the conduct of its business;

112 2. Adopt an official seal and alter the same at pleasure;

113 3. Maintain an office at such place or places as it may designate;

114 4. Sue and be sued in its own name and to plead and be impleaded;

115 5. Construct, reconstruct, equip, improve, extend, enlarge, maintain, repair, and operate parking
116 facilities within the corporate limits of the organizing municipality;

117 6. Issue revenue bonds of the Authority as hereinafter provided to pay the cost of such
118 construction, reconstruction, equipment, improvement, extension, or enlargement;

119 7. Issue revenue refunding bonds of the Authority as hereinafter provided;

120 8. Fix and revise from time to time and to charge and collect rates, rentals, fees, and other
121 charges for the services and facilities furnished by such parking facilities, and to establish and
122 revise from time to time regulations in respect of the use, operation, and occupancy of such
123 parking facilities or part thereof;

124 9. Accept from any authorized agency of the federal government loans or grants for the planning,
125 construction, or acquisition of any parking facilities and to enter into agreements with such
126 agency respecting any such loans or grants, and to receive and accept aid and contributions from
127 any source of either money, property, labor, or other things of value, to be held, used, and applied
128 only for the purposes for which such loans, grants, or contributions may be made;

129 10. Acquire in the name of the Authority by gift, purchase, or the exercise of the right of eminent
130 domain in accordance with the laws of the Commonwealth of Virginia that are applicable to the
131 exercise of such powers by cities or towns any lands or rights in lands and interest therein, and to
132 acquire such personal property as it may deem necessary in connection with the construction,
133 reconstruction, improvement, extension, enlargement, or operation of any parking facilities;
134 however, no property of any corporation itself having the power of eminent domain may be
135 condemned hereunder, and the Authority shall not condemn any lands or personal property or

136 right or interest therein unless authorized so to do by resolution of the governing body of the
137 city;

138 11. Lease all or any part of such parking facilities upon such terms and conditions and for such
139 term of years as it may deem advisable to carry out the provisions of this act; however, no
140 enterprise involving the sale or dispensing of any product or commodity used in or for the
141 servicing of motor vehicles shall be conducted on any space thereon;

142 12. Make and enter into all contracts and agreements necessary or incidental to the performance
143 of its duties and the execution of its powers under this act, including a trust agreement or trust
144 agreements securing any revenue bonds issued hereunder, and to employ such consulting and
145 other engineers, superintendents, managers, construction and financial experts, accountants,
146 attorneys, and such employees and agents as may, in the judgment of the Authority, be deemed
147 necessary, and to fix their compensation; however, all such expenses shall be payable solely from
148 funds made available under the provisions of this act; and

149 13. Do all acts and things necessary or convenient to carry out the powers granted by this act.

150 14. Nothing in this Act shall be construed as authorizing the Authority or any lessee to furnish or
151 dispense at, or in connection with, any parking lot or area authorized by this Act, any product or
152 service other than the parking of vehicles.

153

154 **§7. Revenue bonds.**

155 The Authority is hereby authorized to issue at one time or from time to time revenue bonds of the
156 Authority for the purpose of paying the cost of constructing, reconstructing, equipping,
157 improving, extending, or enlarging any one or more parking facilities. The bonds of each issue
158 shall be dated, shall mature at such time or times not exceeding 40 years from their date or dates,
159 and shall bear interest at such rate or rates not exceeding the maximum rate permitted by law to
160 be paid by public bodies, as may be determined by the Authority, and may be made redeemable
161 before maturity, at the option of the Authority, at such price or prices and under such terms and
162 conditions as may be fixed by the Authority prior to the issuance of the bonds. The Authority
163 shall determine the form of the bonds and the manner of execution of the bonds and shall fix the
164 denomination or denominations of the bonds and the place or places of payment of principal and
165 interest, which may be at any bank or trust company within or without the Commonwealth. In
166 case any officer whose signature or a facsimile of whose signature shall appear on any bonds
167 shall cease to be such officer before the delivery of such bonds, such signature or such facsimile
168 shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office
169 until such delivery. Notwithstanding any of the other provisions of this act or any recitals in any
170 bonds issued under the provisions of this act, all such bonds shall be deemed to be negotiable
171 instruments under the laws of the Commonwealth. The Authority may sell such bonds in such
172 manner, either at public or private sale, and for such price as it may determine to be for the best

173 interests of the Authority, but no such sale shall be made at a price so low as to require the
174 payment of interest on the money received therefor at more than the maximum rate permitted by
175 law to be paid by public bodies, computed with relation to the absolute maturity or maturities of
176 the bonds in accordance with standard tables of bond values, excluding, however, from such
177 computation the amount of any premium to be paid on redemption of any bonds prior to
178 maturity.

179

180 The proceeds of the bonds of each issue shall be used solely for the purpose for which such
181 bonds shall have been authorized and shall be disbursed in such manner and under such
182 restrictions, if any, as the Authority may provide in the resolution authorizing the issuance of
183 such bonds or in the trust agreement hereinafter mentioned securing the same. If the proceeds of
184 such bonds, by error of estimates or otherwise, shall be less than such cost, additional bonds may
185 in like manner be issued to provide the amount of such deficit and, unless otherwise provided in
186 the authorizing resolution or in the trust agreement securing such bonds, shall be deemed to be of
187 the same issue and shall be entitled to payment from the same fund without preference or priority
188 of the bonds first issued for the same purpose.

189

190 The resolution providing for the issuance of revenue bonds, and any trust agreement securing
191 such bonds, may also contain such limitations upon the issuance of additional revenue bonds as
192 the Authority may deem proper, and such additional bonds shall be issued under such restrictions
193 and limitations as may be prescribed by such resolution or trust agreement.

194

195 Prior to the preparation of definitive bonds, the Authority may, under like restrictions, issue
196 interim receipts or temporary bonds exchangeable for definitive bonds when such bonds shall
197 have been executed and are available for delivery. The Authority may also provide for the
198 replacement of any bonds that shall become mutilated or be destroyed or lost.

199

200 Bonds may be issued under the provisions of this act without obtaining the consent of any
201 commission, board, bureau, or agency of the Commonwealth or of any political subdivision and
202 without any other proceedings or the happening of other conditions or things than those
203 proceedings, conditions, or things that are specifically required by this act.

204

205 Revenue bonds issued under the provisions of this act shall not be deemed to constitute a debt of
206 the Commonwealth or of any municipality or other political subdivision of the Commonwealth
207 or a pledge of the faith and credit of the Commonwealth or of any municipality or other political

208 subdivision, but such bonds shall be payable solely from the funds herein provided therefor and a
209 statement to that effect shall be recited on the face of the bonds.

210

211 **§8. Revenues.**

212 The Authority shall fix, and may revise from time to time, rates, rentals, fees, and other charges
213 for the use of and for the services and facilities furnished or to be furnished by any parking
214 facilities or parts thereof owned or operated by the Authority. Such rates, rentals, fees, and
215 charges shall not be subject to supervision or regulation by any bureau, board, commission, or
216 other agency of the Commonwealth or of any political subdivision. Such rates, rentals, fees, and
217 charges shall be fixed and revised so that the revenues of the Authority, together with any other
218 available funds, will be sufficient at all times (i) to pay the cost of maintaining, repairing, and
219 operating the parking facilities or parts thereof owned or operated by the Authority, including
220 reserves for such purposes, and (ii) to pay the principal of and the interest on all bonds issued by
221 the Authority under the provisions of this act as the same shall become due and payable and to
222 provide reserves therefor. Notwithstanding any of the foregoing provisions of this section, the
223 Authority may enter into contracts relating to use of the services and facilities of the parking
224 facilities on such terms and conditions as the Authority shall determine to be proper, which
225 contracts shall not be subject to revision except in accordance with their terms.

226

227 **§9. Trust agreement.**

228 In the discretion of the Authority, each or any issue of revenue bonds may be secured by a trust
229 agreement by and between the Authority and a corporate trustee, which may be any trust
230 company or bank having the powers of a trust company within or without the Commonwealth.
231 The resolution authorizing the issuance of the bonds or such trust agreement may pledge the
232 revenues to be received, but shall not convey or mortgage any parking facilities or any part
233 thereof, and may contain such provisions for protecting and enforcing the rights and remedies of
234 the bondholders as may be reasonable and proper and not in violation of law, including
235 covenants setting forth the duties of the Authority in relation to the construction, reconstruction,
236 equipment, improvement, maintenance, repair, operation, and insurance of any parking facilities,
237 the fixing and revising of rates, rentals, fees, and charges, and the custody, safeguarding, and
238 application of all moneys, and for the employment of consulting engineers in connection with
239 such construction, reconstruction, improvement, maintenance, and operation. It shall be lawful
240 for any bank or trust company incorporated under the laws of the Commonwealth that may act as
241 depository of the proceeds of bonds or of revenues to furnish such indemnifying bonds or to
242 pledge such securities as may be required by the Authority. Such resolution or trust agreement
243 may set forth the rights and remedies of the bondholders and of the trustee, if any, and may
244 restrict the individual right of action by bondholders. Such resolution or trust agreement may

245 contain such other provisions in addition to the foregoing as the Authority may deem reasonable
246 and proper for the security of the bondholders. Except as in this act otherwise provided, the
247 Authority may provide for the payment of the proceeds of the sale of the bonds and the revenues
248 of any parking facilities or parts thereof to such officer, board, or depository as it may designate
249 for the custody thereof, and for the method of disbursements thereof, with such safeguards and
250 restrictions as it may determine. All expenses incurred in carrying out the provisions of such
251 resolution or trust agreement may be treated as part of the cost of operation.

252

253 All pledges of revenues under the provisions of this act shall be valid and binding from the time
254 when such pledge is made. All such revenues so pledged and thereafter received by the Authority
255 shall immediately be subject to the lien of such pledges without any physical delivery thereof or
256 further action, and the lien of such pledges shall be valid and binding as against all parties having
257 claims of any kind in tort, contract, or otherwise against the Authority, irrespective of whether
258 such parties have notice thereof.

259

260 **§10. Trust funds.**

261 All moneys received pursuant to the authority of this act shall be deemed to be trust funds, to be
262 held and applied solely as provided in this act. Any officer to whom, or bank, trust company, or
263 fiscal agent to which, such moneys shall be paid shall act as trustee of such moneys and shall
264 hold and apply the same for the purposes hereof, subject to such regulations as this act and the
265 resolution authorizing the issuance of bonds or trust agreement securing such bonds may
266 provide.

267

268 **§11. Remedies.**

269 Any holder of revenue bonds issued under provisions of this act and the trustee under any trust
270 agreement, except to the extent the rights herein given may be restricted by the resolution
271 authorizing the issuance of such bonds or such trust agreement, may, either at law or in equity, by
272 suit, action, mandamus, or other proceeding, protect and enforce any and all rights under the
273 laws of the Commonwealth or granted hereunder or under such resolution or trust agreement and
274 may enforce and compel the performance of all duties required by this act or by such resolution
275 or trust agreement to be performed by the Authority or by any officer thereof, including the
276 fixing, charging, and collecting of rates, rentals, fees, and charges for the use of or for the
277 services and facilities furnished by any parking facilities.

278

279

280 **§12. Exemption from taxation.**

281 As adequate off-street parking facilities are essential to the health, safety, and general welfare of
282 the public, and as the exercise of the powers conferred by this act to effect such purposes
283 constitutes the performance of essential municipal functions, and as parking facilities constructed
284 under the provisions of this act constitute the performance of essential municipal functions, and
285 as parking facilities constructed pursuant to the provisions of this act constitute public property
286 and are used for municipal purposes, the Authority shall not be required to pay any taxes or
287 assessments upon any such parking facilities or any part thereof, or upon the income therefrom,
288 and any bonds issued under the provisions of this act and their transfer and the income
289 therefrom, including any profit made on the sale thereof, shall at all times be free from taxation
290 within the Commonwealth.

291

292 **§13. Revenue refunding bonds.**

293 The Authority is hereby authorized to issue from time to time revenue refunding bonds for the
294 purpose of refunding any revenue bonds of the Authority then outstanding, including the
295 payment of any redemption premium thereon and any interest accrued or to accrue to the date of
296 redemption of such bonds. The Authority is further authorized to issue from time to time revenue
297 bonds of the Authority for the combined purpose of (i) refunding any revenue bonds or revenue
298 refunding bonds of the Authority then outstanding, including the payment of any redemption
299 premium thereon and any interest accrued or to accrue to the date of redemption of such bonds,
300 and (ii) paying all or any part of the cost of constructing any additional parking facilities or part
301 thereof, or any improvements, extensions, or enlargements of any parking facilities. The issuance
302 of such bonds, the maturities and other details thereof, the rights and remedies of the holders
303 thereof, and the rights, powers, privileges, duties, and obligations of the Authority with respect to
304 the same shall be governed by the provisions of this act in so far as the same may be applicable.

305

306 **§14. Contributions.**

307 The municipality is authorized to make contributions or advances to an Authority that it
308 organizes under the provisions of this act, from any moneys that may be available for such
309 purpose, to provide for the preliminary expenses of such Authority in carrying out the provisions
310 of this act or to pay any item of cost of any parking facilities.

311

312

313

314

315 **§15. Actions taken by Authority.**

316 Any action taken by the Authority under the provisions of this act may be authorized by
317 resolution of the Authority at any regular or special meeting, and each such resolution of the
318 Authority shall take effect immediately and need not be published or posted.

319

320 **§16. Additional method.**

321 This act shall be deemed to provide an additional and alternative method for the doing of the
322 things authorized hereby and shall be regarded as supplemental and additional to powers
323 conferred by other laws, and shall not be regarded as in derogation of or as repealing any powers
324 now existing under any other law, either general, special, or local; however, the issuance of
325 revenue bonds or revenue refunding bonds under the provisions of this act need not comply with
326 the requirements of any other law applicable to the issuance of bonds.

327

328 **§17. Provisions of act severable.**

329 The provisions of this act are severable; if any of its provisions shall be held unconstitutional by
330 any court of competent jurisdiction, the decision of such court shall not affect or impair any of
331 the remaining provisions.

332

333 **§18. Construction.**

334 This act, being necessary for the welfare of the Commonwealth and its inhabitants, shall be
335 liberally construed to effect the purpose thereof.



**I AM
PETERSBURG
VIRGINIA**

**City of Petersburg
Department of Finance
144 N. Sycamore St.
Petersburg, Virginia 23803
(804) 324-5760**

**Garry Cozier
gcozier@petersburg-va.org
Budget & Grants Manager**

MEMORANDUM

To: John, M. Altman, City Manager
City Council

From: Garry Cozier, Budget Manager

Subject: FY27 Budget Calendar

Below is the proposed Budget Calendar for FY27.

- Budget Kickoff Meeting November 19-20, 2025
- Distribute Agency Budget Instructions & Templates November 30, 2025
- Agency Budgets due to Finance January 2, 2026
- Recommend to CM February 2, 2026
- Departmental Budget Meetings February 16-20, 2026
- CM Proposed Budget March 3, 2026
- Council Budget Meetings March 9-20, 2026
- Community Budget Meetings April 6-10, 2026
- Public Hearing May 5, 2026
- City Council Adoption of Budget May 19, 2026

Cc: Leon Glaster, Interim Chief Financial Officer
Kenneth Miller, Deputy City Manager



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Nicole Loving

RE: **Consideration of a Joint Resolution to Change the Name of Petersburg Community Corrections to Gateway Justice Services**

PURPOSE: Consideration of a resolution to change the name of the local pretrial and probation office from Petersburg Community Corrections to Gateway Justice Services, and the Petersburg Community Criminal Justice Board to Gateway Community Criminal Justice Board respectively.

REASON:
To establish an agency and Board name to be inclusive of both of the localities served pursuant to §9.1-173 of the Code of Virginia.

RECOMMENDATION:
The Director of the Department of Petersburg Community Corrections recommended the name change of the agency and the Petersburg Community Criminal Justice Board.

BACKGROUND:
The Petersburg Community Criminal Justice Board voted affirmatively to approve both name changes on November 13, 2025.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 12/9/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: Community Corrections

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:
Replace any existing or related.

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. JOINT RESOLUTION

**JOINT RESOLUTION TO CHANGE THE NAME OF PETERSBURG COMMUNITY
CORRECTIONS TO GATEWAY JUSTICE SERVICES**

WHEREAS, pursuant to §9.1-173 of the Code of Virginia, localities (individually or in combination) are authorized to establish and maintain local community-based probation service agencies to provide the judicial system with sentencing alternatives for certain misdemeanants or person convicted with felonies under certain circumstances; and

WHEREAS, in accordance with this provision, the City of Petersburg and Dinwiddie County jointly formed Petersburg Community Corrections to provide these services and for which the City of Petersburg serves as fiscal agent; and

WHEREAS, pursuant to §9.1-178 of the Code of Virginia, each county or city or combination thereof establishing local pretrial services or a community-based probation services agency shall establish a community criminal justice board whose duties are described in §9.1-180 of the Code of Virginia to include: (1) advising on the development and operation of local pretrial services and community-based probation services for use by the courts in diverting offenders from local correctional facility placements; (2) assisting community agencies and organizations in establishing and modifying programs and services for defendants and offenders on the basis of an objective assessment of the community's needs and resources; and (3) evaluating and monitoring community programs and pretrial and local community-based probation services and facilities to determine their impact on offenders; and

WHEREAS, on November 13, 2025, at the recommendation of the Director of Petersburg Community Corrections, the Petersburg Community Criminal Justice Board voted affirmatively to change their name (and the name of Petersburg Community Corrections) to Gateway Community Criminal Justice Board and Gateway Justice Services respectively.

NOW therefore be it RESOLVED that the City Council for the City of Petersburg, Virginia and the Board of Supervisors for Dinwiddie County do hereby consent and direct that the name of the Petersburg Community Criminal Justice Board and Petersburg Community Corrections be and hereby is changed for all purposes from this day forth to "Gateway Community Criminal Justice Board" and "Gateway Justice Services" respectively.

The Clerks of Petersburg City Council and the Dinwiddie County Board of Supervisors are hereby directed to take all action necessary to ensure that references contained in local codes of ordinances and other official records are updated from this day forth to reflect the described name changes.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: December 9, 2025
TO: The Honorable Mayor and Members of City Council
THROUGH: March Altman, Jr., City Manager
FROM: Tangi Hill
RE: **Consideration of Appointment to Fill an Unexpired Term on the Petersburg Arts Council**

PURPOSE: Appointment needed to fill an unexpired term on the Petersburg Arts Council.

REASON: The Petersburg Arts Council currently has one vacant seat due to a resignation.

RECOMMENDATION: Council considers appointment by resolution one applicant to serve an unexpired term ending September 30, 2026.

The following applicants are asking to be considered for appointment:

Jennifer Murphy-James
Joseph Dickens
Jacquelyn Bland Monroe
Daniel Jones
Tonya Brown
Amber Salter
Ximara Wilson
Quiera Jones
Andre Perez
Corey Wesson

BACKGROUND: The purpose of the public arts council is to make recommendations to city council and city management on the acquisition, donation, commission and/or funding of public art and the acceptance of gifts and loans of public art and the deaccession of public art from the city's collection. The Arts Council is composed of nine (9) members and two (2) ex-officio members appointed by the City Council. The Council consists of two at-large members. The remaining seven members shall be appointed one for each ward based either upon their residence or business location in the respective ward that they serve. The public art council members must be residents of the city or represent a business or an arts non-profit located in the city. The public art council shall consist of nine members and be composed of the following representatives: at least three practicing artists, at least two members belonging to an arts or culture organization, at least two members associated with design and historical architecture.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 12/9/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. PAC Agenda Item

A RESOLUTION APPOINTING

**WITH A TERM ENDING, SEPTEMBER 30, 2026 TO THE PETERSBURG
ARTS COUNCIL**

BE IT RESOLVED, by the City Council of the City of Petersburg, that it hereby
appoint _____, with a term ending September 30, 2026, to the
Petersburg Arts Council.