

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-180

To declare surplus and direct the conveyance of City-owned real estate known as 8790 Strath Road in Henrico County, consisting of 0.899± acres, for \$6,500.00 to Jonathan McQuinn and Delores McQuinn for private use.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, notwithstanding any provision of section 8-58 of the Code of the City of Richmond (2020), as amended, to the contrary, the City-owned real estate known as 8790 Strath Road in Henrico County, consisting of approximately 0.899 acres, and identified as Parcel ID No. 817-679-0491 in the 2025 records of the County of Henrico Finance Department's Real Estate Assessment Division, is hereby declared surplus real estate and directed to be conveyed to Jonathan McQuinn and Delores McQuinn for \$6,500.00 for private use in accordance with the

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

applicable provisions of Chapter 8 of the Code of the City of Richmond (2020), as amended, the Charter of the City of Richmond (2020), as amended, the Code of Virginia (1950), as amended, and the Constitution of Virginia.

§ 2. That, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such other documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the conveyance of the real estate owned by the City of Richmond located at 8790 Strath Road in Henrico County and identified as Parcel ID No. 817-679-0491 in the 2025 records of the County of Henrico Finance Department's Real Estate Assessment Division.

§ 3. This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 10, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Sharon Ebert, Interim Chief Administrative Officer

THROUGH: Brandon Hinton, Interim Deputy Chief Administrative Officer

THROUGH: Sheila White, Director of Finance

THROUGH: Meghan Brown - Director of Budget and Strategic Planning

THROUGH: Gail Johnson, Director of General Services

FROM: Christopher Nizamis, Real Estate Manager - Real Estate Strategies/General Services

RE: **Conveyance of 8790 Strath Road, Henrico County (Parcel ID #817-679-0491)**

ORD. OR RES. No. _____

PURPOSE: To declare surplus and direct the conveyance of City-owned real estate known as 8790 Strath Road in Henrico County, Virginia, consisting of approximately .899± acres, for Six Thousand Five Hundred Dollars (\$6,500.00) to Jonathan and Delores McQuinn for the purpose of private use.

BACKGROUND: The approximate .899± acre City-owned parcel located at 8790 Strath Road in Henrico County (the “Property”) was acquired by the City of Richmond in 1994 for the construction of a gas transmission connection facility by the Department of Public Utilities. This project was ultimately terminated, making the Property obsolete for City use. The Department of Public Utilities c/o Richmond Gas Works has approved the sale of the property. Currently the Property is an irregular shape, unimproved parcel of land located adjacent to a row of high-tension power lines.

The Offerors currently reside at 8800 Strath Road, directly adjacent to the Property. Due to the Property's current condition, the Offerors would like to assume ownership of the Property to further maintain the growth and limit the unnecessary habitat that is currently living inside. There are no planned uses for the property other than an extension of their current yard space. Future uses may include a play area, garden or picnic area.

The offer price for the Property is \$6,500.00 (Six Thousand Five-Hundred Dollars and no cents). The Offeror's estimated cost projected for the clean-up of the Property is anticipated to be approximately \$10,000.00±. The Property is currently assessed by Henrico County for \$5,400.00 (Five Thousand Four-Hundred Dollars and no cents).

COMMUNITY ENGAGEMENT: None

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: Direct revenue to the City of Richmond Department of Public Utilities enterprise fund from the conveyance is \$6,500.00

DESIRED EFFECTIVE DATE: Upon adoption of this Ordinance

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Mayor, Chief Administrative Officer, Office of the City Attorney and the Department of General Services.

RELATIONSHIP TO EXISTING ORD. OR RES.: Ordinance No. 93-324-271, adopted November 8, 1993, for the acquisition of the Property.

ATTACHMENTS:

- Draft Ordinance (Signed Approved as to Form by the City Attorney's Office)
- Offer Notification Memo including offer letter, County of Henrico parcel maps, site photos and assessor's property profile

STAFF:

Christopher Nizamis, Real Estate Manager - Real Estate Strategies/General Services



CITY OF RICHMOND

REQUEST FOR APPROVAL

To: J.E. Lincoln Saunders
Chief Administrative Officer

From: Sharon Ebert, DCAO 

Date Submitted: 09/09/2024

OFFICE USE ONLY


Received 9/10/24

2024-S-00486

Requesting Agency's Assertion:

I, Sharon Ebert, have reviewed the attached documents for accuracy and completeness, and therefore request the signature of the Chief Administrative Officer.

Request for Approval/Signature Summary

Document Title	Memorandum of Notice / Unsolicited Offer - 8790 Strath Road (Henrico County)
Impact on the City	TBD: as lease terms and conditions have not yet been finalized pending to the actual lease terms and conditions.
Type of Signature Needed	Physical 
Return signed document(s) to	Sharon Ebert & Christopher Nizamis

Please allow 7-10 business days for documents to be reviewed and signed by the Chief Administrative Officer. Contact the CAO's office if the document needs to be signed sooner.

SEND SCANNED DOCUMENTS TO: CAO-OFFICE@RICHMONDGOV.COM

Background & Notes for attached document (if applicable):

This Memorandum of Notice (and supporting documentation) is to inform you of the Unsolicited Offer recently received from VA State Delegate Delores McQuinn relating to her interest to acquire a City-owned parcel located at 8790 Strath Road in Henrico County as per City Code section 8-58(a). Please review and execute to reflect your acceptance and acknowledgment.

Thank you.



OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

DATE: September 20, 2024

TO: Mayor Levar M. Stoney
Members of Richmond City Council

FROM: J. E. Lincoln Saunders, Chief Administrative Officer *Lincoln Saunders*

CC: Sharon L. Ebert, DCAO – Planning & Economic Development Portfolio
Gail Johnson – Acting Director of General Services / Deputy Director - DPW
Christopher Nizamis – Real Estate Manager / General Services – DED/DGS
Bonnie Ashley – Deputy City Attorney
Lindsey D. Chase – Senior Assistant City Attorney

RE: Receipt of an Unsolicited Offer to purchase a City-owned parcel of vacant land located in Henrico County consisting of .899-acre parcel located at 8790 Strath Road, Henrico, VA (Tax Parcel No. 817-679-0491)

Pursuant to City Code section 8-58(a), please find this memorandum as notification of an Unsolicited Offer for the purchase of certain city-owned real estate, as described herein, recently submitted to the City.

SUBJECT PARCEL:

Address: 8790 Strath Road, Henrico, VA 23231

Parcel ID Number: 817-679-0491

Acreage: .899 acres (39,204 square feet)

Assessed Value: \$5,400.00 Total Assessed Value (Assessment Year 2024)
\$ 5,400.00 = Assessed Land Value (Assessment Year 2024)
\$ 0.00 = Assessed Improvement Value (Assessment Year 2024)
Total: \$5,400.00

Current Use/Description: Not currently in use. The subject parcel is vacant land adjacent to high power lines.

Zoning: A-1

Additional Info:

- The land parcel is owned by the City of Richmond c/o Department of Public Works/Richmond Gas Works that was subject to an anticipated gas-line project that has been since abandoned.
- Department of Public Works/Richmond Gas Works has no issues or concerns with the sale of the land.



OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

UNSOLICITED OFFER:

- Offeror:** Jonathon & Delores McQuinn
Note: Delores McQuinn is a VA State Delegate in the 81st District
- Purchase Price:** \$6,500.00 (Six Thousand Five-Hundred Dollars and no cents)
- Proposed Use:** The Offerors currently live at 8800 Strath Road, directly adjacent to the City-owned land. Due to the lots current condition, the Offerors would like to assume ownership to further maintain the growth and limit the unnecessary habitat that is currently living inside. There are no planned uses for the property other than an extension of their yard space. Future uses may include a play area, garden or picnic area.
- Additional Info:**
- Estimated cost projected for the clean-up of the property is anticipated to be approximately \$10,000.00+
 - Offerors have provided proof of funds and will proceed as needed to the City's Unsolicited Offer Process.
- Attachments:**
- Offer Letter
 - Henrico Parcel Maps and Photos
 - Assessor's Property Profile

City staff from Real Estate Strategies will review the offer in greater detail and follow up with additional information as appropriate.

Please note that City Code section 8-58(c) states: "No ordinance to direct the sale of real estate to an offeror who has submitted an unsolicited offer may be introduced until the Council has adopted a resolution declaring such real estate to be surplus as described in Section 8-60" and "the Council shall not act upon an unsolicited offer in accordance with Section 8-65 and other applicable provisions of this article until the Chief Administrative Officer first has proceeded in accordance with either Section 8-61 and 8-63.

The Subject Property has not been deemed surplus.

Real Estate Strategies has followed up with the Offeror to acknowledge receipt of offer.

Nizamis, Christopher P.

From: DELORES MCQUINN <deloresmcquinn23@comcast.net>
Sent: Thursday, September 5, 2024 5:40 AM
To: Nizamis, Christopher P.
Subject: City Land

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms. Preston,

This letter is a formal unsolicited request for my husband and I to purchase surplus City-Owned real estate, adjacent to our resident at 8800 Strath Road. The property address 8790 Strath Road, which is directly adjacent to our home. It is a vacant lot with countless number of trees and overgrowth. Some of the fallen trees were cut down after several storms went through the area. However, a few logs were removed but many of them were left. i am sure it will be costly to remove the rest of those logs off of the property. It is also an interesting habitat for unwanted characters in nature. We try to keep the space closes to our side yard free of debris, bushes and overgrowth. My husband has also removed some of the logs that the contractors left that was close to our yard. We don't mind doing what we can to keep the space as clean as possible, especially in light of the snake population that often find our yard more appealing.

This is our contact information:

Jonathan and Delores L. McQuinn
8800 Strath Road
Richmond, Virginia 23231
[email:deloresmcquinn23@comcast.net](mailto:deloresmcquinn23@comcast.net)
cell:804-687-3293
Address of property:8790 Strath Road

There are no planned use for the property at this time, other than to make it an extension of our yard space. Hopefully, if our request is accepted, we expect to do a little gardening on the property and possibly create a play area, and picnic area. We will definitely leave most of the trees on the property, hopefully we can clean the area up, making it much more appealing for the neighborhood. We have seen several venomous snakes that we believe have nestled their homes in that field. So it is extremely important for me to eliminate as much as possible overgrowth that creates a habitat for those kind of critters. The Black Snakes are plentiful in the summer time, which I can tolerate, but copperheads that find their way in my yard are frightful. I believe cleaning that space up will help assist in keeping down the population of reptiles. Truthfully, We believe that those logs on the property are habitat haven for snakes.

It is a high probability that the cost for improvement of that property will be approximately 10,000.00 thousand dollars or more to clean up the property.

The assessment value for that property is \$5,400. We want to offer \$6,500.00.

Please let me know if additional information will be helpful.

I will be forwarding a proof of funds letter from Wells Fargo Bank this week.

Thank you,

Delores L. McQuinn



MELISSA DE JESUS JEAN
Regional Branch Manager
Vice President
NMLS ID: 2122748

Wells Fargo Bank, N.A.

White Oak Village
MAC R3558-010
4489 South Laburnum Ave.
Richmond, VA 23231
Tel: 804 226 5402 Fax: 804 226 5407
24 Hour Cust. Svc: 800 869 3557
melissa.dejesusjean@wellsfargo.com

Oak Village
South Laburnum Ave.
Richmond, VA 23231

wfargo.com

September 3, 2024

Delores L. McQuinn
8800 Strath Rd.
Richmond, VA 23231

Dear Yvette Preston:

This letter indicates that the Customer named above has requested a verification of the following deposit accounts with Wells Fargo Bank, N.A.

Row	Account Number (Last 4-digits)	Account Name	Date Opened	Current Balance (see Note below)
1	3060	Crown Banking	03/14/1985	17,554.18
2	6202	Way2Save	12/08/2008	7,177.13
3				
4				
5				
Total:				\$24,731.31

Note: The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions about the information provided or need additional information, please contact the bank's customer as the bank has not been authorized to provide you with any additional information.

Thank you. We appreciate your business.

Wells Fargo Bank, N.A.

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594822 (Rev 09 - 09/2024)



COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.
Henrico, VA 23273-2745
Phone: 804-501-4300
Fax: 804-501-5420

There are Multiple Addresses for this Parcel

Location Address 8770 STRATH RD

[Image](#)

Base Information

Parcel ID 817-679-0491
Vision PID # 97279
State Code Exempt Local
Use Code 023 Vacant < 5 Acres
Tax Type Exempt
Zoning A-1
Tax Dist Regular
Magisterial Varina
Subdivision Acreage
Section
Block
Lot .899 acres
Floodplain None Designated

Parcel Address 8790 STRATH RD
Appraiser J
Neighborhood 8-005
Acreage
Owner (Jan 1) CITY OF RICHMOND
Owner (Cur) CITY OF RICHMOND
Mailing Address
900 E BROAD ST
ROOM 300
RICHMOND VA
23219-1907
Zip
Old Map # 02580A0000 0021A
Pre 1992 Map # 33 A1 46
Map Page # 405

Photo Not Available

Last Photo Update Unknown

Last Transfer

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
02/01/1994	\$25,500	2497	0571		To/From Non Taxable

Photo Not Available

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$5,400		\$0	\$5,400

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AE	.9	ACREAGE	39,204	A-1

Sketch Details

no data found

Notes

1 1994-SPLIT FROM PAR #33-A1-4 (258-A-21) FOR 1995

Map



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and Internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the Real Estate Division has worked to ensure that the assessment data contained herein is



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Location Address 8770 STRATH RD

Parcel Information

Parcel ID 817-679-0491

Parcel Address 8790 STRATH RD

Transfer History

Sale Date	Sale Price	Deed Book	Page	Sale Comment	Previous Owner
02/01/1994	\$25,500	2497	0571	To/From Non Taxable	

Assessment Information

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$5,400		\$0	\$5,400
2023	01/30/2023	\$5,400		\$0	\$5,400
2022	01/31/2022	\$5,400		\$0	\$5,400
2021	01/28/2021	\$5,400		\$0	\$5,400
2020	01/29/2020	\$5,400		\$0	\$5,400
2019	01/29/2019	\$5,400		\$0	\$5,400
2018	01/30/2018	\$5,400		\$0	\$5,400
2017	01/31/2017	\$5,400		\$0	\$5,400
2016	01/29/2016	\$5,400		\$0	\$5,400
2015	02/02/2015	\$5,400		\$0	\$5,400
2014	01/30/2014	\$5,400		\$0	\$5,400
2013	02/05/2013	\$5,400		\$0	\$5,400
2012	02/17/2012	\$5,400		\$0	\$5,400
2011	03/10/2011	\$5,400		\$0	\$5,400
2010	11/18/2009	\$5,400		\$0	\$5,400
2009	12/10/2008	\$5,400		\$0	\$5,400
2008	12/06/2007	\$5,400		\$0	\$5,400
2007	10/19/2006	\$5,400		\$0	\$5,400
2006	11/28/2005	\$5,400		\$0	\$5,400
2005	12/01/2004	\$4,100		\$0	\$4,100
2004	10/01/2003	\$4,100		\$0	\$4,100
2003	04/08/2002	\$2,700		\$0	\$2,700
2002	11/05/2001	\$2,700		\$0	\$2,700
2001	04/19/2000	\$2,700		\$0	\$2,700
2000	12/21/1999	\$2,700		\$0	\$2,700
1999	04/08/1998	\$2,700		\$0	\$2,700
1998	04/21/1997	\$2,700		\$0	\$2,700
1997	01/01/1997	\$2,700		\$0	\$2,700
1996	01/01/1996	\$2,700		\$0	\$2,700
1995	01/01/1995	\$2,700		\$0	\$2,700

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Click [Real_Estate_Comments](#) to submit comments or corrections.



This map has been produced on Henrico County's Geographic Information System using the best data available to the County. This map is to be used for reference purposes only and the County of Henrico makes no warranty as to the completeness or accuracy of the information shown on this map. The County is not responsible for any errors or omissions in this map. The County is not responsible for any information that may be used for any purpose other than the one for which it was intended. The County is not responsible for any information that may be used for any purpose other than the one for which it was intended.



Henrico GIS



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Internet 11/02





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Phone: 804-501-4300
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Parcel Information

Parcel ID 817-679-0491

Parcel Address 8790 STRATH RD

Aerial Map Currently Displayed

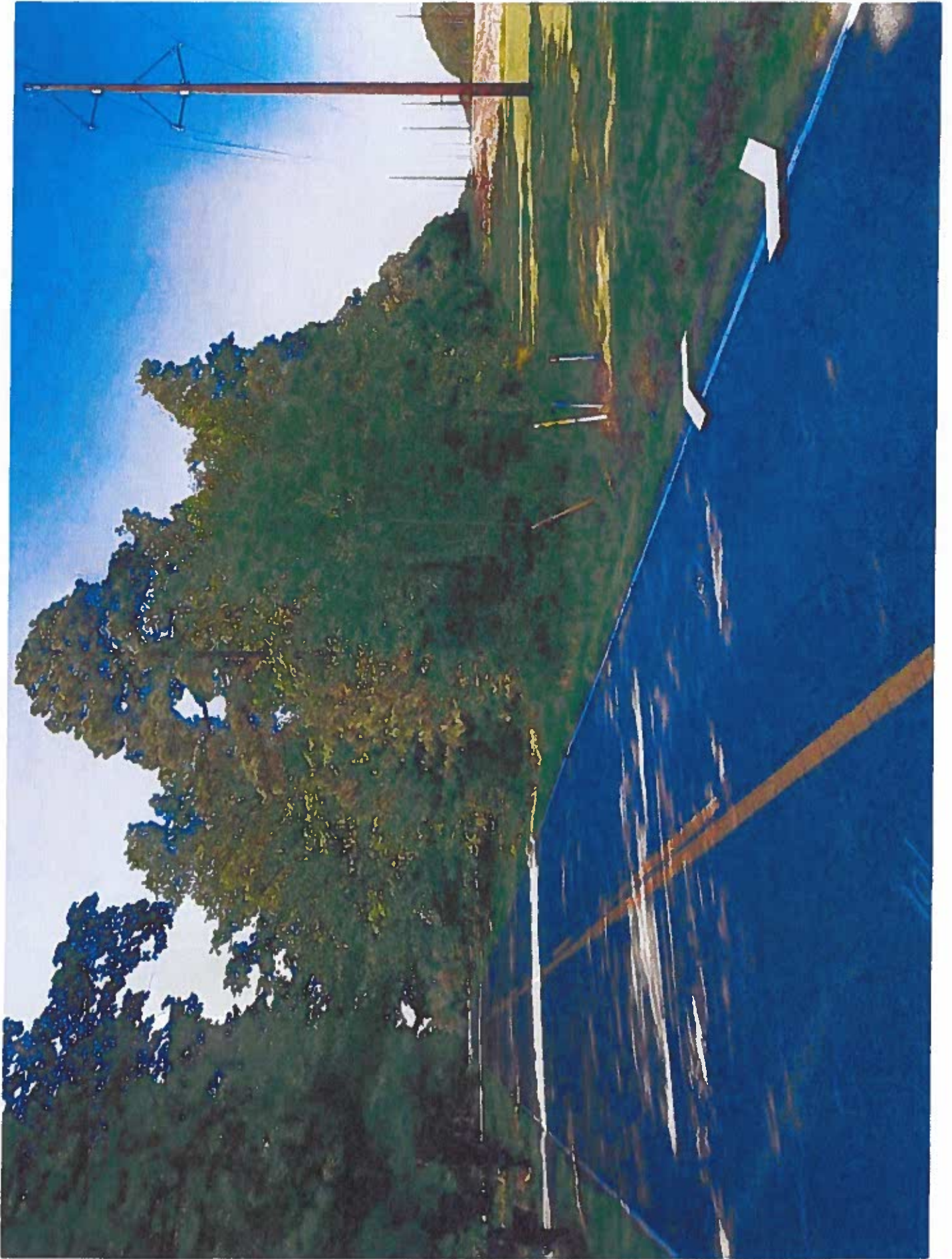
If the map does not automatically zoom to the selected parcel, please click on the desired map view



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Nizamis, Christopher P.

From: DELORES MCQUINN <deloresmcquinn23@comcast.net>
Sent: Thursday, September 5, 2024 5:40 AM
To: Nizamis, Christopher P.
Subject: City Land

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cell:804-687-3293
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Please let me know if additional information will be helpful.

I will be forwarding a proof of funds letter from Wells Fargo Bank this week.

Thank you,

Delores L. McQuinn



MELISSA DE JESUS JEAN
Regional Branch Manager
Vice President
NMLS ID: 2122748

Wells Fargo Bank, N.A.

White Oak Village
MAC R3558-010
4489 South Laburnum Ave.
Richmond, VA 23231
Tel: 804 226 5402 Fax: 804 226 5407
24 Hour Cust. Svc: 800 869 3557
melissa.dejesusjean@wellsfargo.com

Oak Village
South Laburnum Ave.
Richmond, VA 23231

wf Fargo.com

September 3, 2024

Delores L. McQuinn
8800 Strath Rd.
Richmond, VA 23231

Dear Yvette Preston:

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Note: The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions about the information provided or need additional information, please contact the bank's customer service as the bank has not been authorized to provide you with any additional information.

Thank you. We appreciate your business.

Wells Fargo Bank, N.A.