

INTRODUCED: September 11, 2017

AN ORDINANCE No. 2017-170

To amend City Code §§ 8-56 and 8-58, concerning the reporting and sale of City-owned real estate, to require that certain records concerning City-owned real estate be published on the City’s website, to require the biennial submission of a real estate strategies plan to the Council, and to establish certain standards for the acceptance of unsolicited offers for City-owned real estate.

\_\_\_\_\_  
Patrons – Mr. Addison and Mr. Agelasto

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: SEPT 25 2017 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That sections 8-56 and 8-58 of the Code of the City of Richmond be and are hereby **amended** and reordained as follows:

**Sec. 8-56. Records and reporting.**

(a) Definition. The word “parcel,” when used in this section, means a unit of City-owned real estate identified with its own unique tax parcel number in the City Assessor’s records.

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    SEPT 25 2017    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

(b) City-owned real estate and surplus real estate. The Chief Administrative Officer shall prepare ~~[and]~~, maintain, and publish, by July 1, 2018, and by July 1 of each year thereafter, a read-only, searchable list on the City's website records that enumerate:

(1) All parcels ~~[of City-owned real estate; and]~~.

(2) ~~[All City-owned real estate that any City officer reports is no longer needed for municipal or public purposes, together with the Chief Administrative Officer's recommendations for the disposal of such real estate in accordance with this article.]~~ Parcels currently used by the City and a description of such use.

(3) Vacant parcels, as reflected in the City Assessor's records.

(4) Parcels for which the City has solicited offers, bids, or proposals pursuant to the applicable provisions of this article.

(5) Parcels operated and declared by the School Board to be surplus real estate pursuant to Code of Virginia, § 22.1-129.

(6) Parcels declared by the City to be surplus real estate pursuant to section 8-60.

(7) Parcels located within an enterprise zone established pursuant to state law, an Arts and Cultural District, a Commercial Area Revitalization Effort Area, an Extra Commercial Area Revitalization Effort Area, a redevelopment or conservation area, or a rehabilitation district.

~~[(b) — Report of surplus real estate to Council Committee. Upon determining that specific City-owned real estate is no longer needed for municipal or public purposes, the Chief Administrative Officer shall make a report of such real estate, together with his recommendations for the disposal of such real estate, at the next meeting of the Land Use,~~

~~Housing and Transportation Standing Committee of the Council or any successor committee thereof.]~~ (c) Biennial recommendations. By October 1, 2018, and by October 1 of every even numbered year thereafter, the Chief Administrative Officer shall provide to the Council a real estate strategies plan consisting of recommendations for the sale and disposition of those parcels that the Chief Administrative Officer has determined are no longer needed for municipal or public purposes. In addition, the plan must identify parcels that the Chief Administrative Officer proposes to use to facilitate development within the areas enumerated in subsection (b)(8) of this section and to facilitate the development of affordable housing. Upon the Council's adoption of a resolution approving the plan, the parcels recommended by the Chief Administrative Officer for sale or other disposition in such resolution shall be deemed surplus real estate and, notwithstanding any other provision of this Code to the contrary, the Chief Administrative Officer may solicit offers, bids, and proposals in accordance with this article for the purchase of the parcels in accordance with the plan adopted by the Council. By October 1, 2019, and by October 1 of every odd numbered year thereafter, the Chief Administrative Officer shall submit a report on progress with regard to the recommendations set forth in the plan to the Council.

~~(e)]~~ (d) *Annual report of real estate sales transactions.* The Chief Administrative Officer shall prepare annually a report of all of the transactions relating to the disposal of ~~[real estate]~~ parcels by the City during the 12 months preceding July 1 of each year. The Chief Administrative Officer shall submit such report to the Land Use, Housing and Transportation Standing Committee of the Council or any successor committee thereof by September 1 of each year.

**Sec. 8-58. Acceptance of unsolicited offer.**

(a) *Recommendation to accept offer.* The Chief Administrative Officer shall prepare policies and procedures, and from time to time, as necessary, any modifications thereto, for the submission of unsolicited offers to purchase City-owned real estate in accordance with this article. The Chief Administrative Officer shall publish such policies and procedures, and any modifications thereto, on the City's website. If an unsolicited offer is made to purchase City-owned real estate in compliance with the policies and procedures published by the Chief Administrative Officer in accordance with this section, the Chief Administrative Officer shall immediately bring such offer to the attention of the Mayor and the members of the Council. The Mayor may recommend that the Council accept the offer by introducing an ordinance to declare such real estate to be surplus real estate and to direct the sale of such real estate to the offeror under such conditions as the patron of the ordinance may deem appropriate.

(b) *Requiring deposit from offeror.* Upon receiving an unsolicited offer to purchase City-owned real estate or upon the introduction of an ordinance to direct the sale of real estate to an offeror, the Chief Administrative Officer shall require a deposit from the offeror in accordance with Section 8-59 and shall require the offeror to execute a purchase agreement.

(c) *Council action on offer.* The Council may act upon the unsolicited offer represented by the introduced ordinance in accordance with Section 8-65 and other applicable provisions of this article.

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