

INTRODUCED: October 14, 2025

A RESOLUTION No. 2025-R046

To declare surplus, and to authorize and request the Chief Administrative Officer to seek offers, bids, or proposals by solicitation for the City-owned property located at 8790 Strath Road for the purpose of facilitating the solicitation of offers by invitation for bids or request for proposals pursuant to and in accordance with either City Code §§ 8-61 or 8-62.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 10 2025 AT 6 P.M

WHEREAS, the property located at 8790 Strath Road with Parcel ID No. 817-679-0491 in the 2025 records of the County of Henrico Finance Department's Real Estate Assessment Division, is vacant, undeveloped property owned by the City of Richmond;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That, pursuant to section 8-60 of the Code of the City of Richmond (2020), as amended, the property located at 8790 Strath Road with 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 the Chief Administrative Officer is hereby authorized and requested to seek

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

offers, bids, or proposals by solicitation for such parcel pursuant to and in accordance with either section 8-61 or 8-62 of the Code of the City of Richmond (2020), as amended, and other applicable provisions of Chapter 8, Article III of the Code of the City of Richmond (2020), as amended.

DATE: September 8, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Danny Avula, Mayor

THROUGH: Odie Donald, Chief Administrative Officer

THROUGH: Sharon Ebert, DCAO – Planning and Economic Development Portfolio

THROUGH: Letitia Shelton, Director of Finance

THROUGH: Meghan Brown, Director of Budget and Strategic Planning

THROUGH: Angie Rodgers, Director of Economic Development

FROM: Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED

RE: To declare surplus the City owned real estate located at 8790 Strath Road, Henrico County, Virginia (Parcel ID #817-679-0491) and to Authorize the Chief Administrative Officer to solicit the parcel for disposition by way of bids.

ORD. OR RES. No. _____

PURPOSE: To declare surplus, and to authorize and request the Chief Administrative Officer to seek offers, bids, or proposals by solicitation for the City-owned property located at 8790 Strath Road for the purpose of facilitating the solicitation of offers by invitation for bids or request for proposals pursuant to and in accordance with either City Code §§ 8-61 or 8-62.

BACKGROUND: This is part of the City’s efforts to reduce its overall maintenance expenses for vacant properties and to increase revenues for the City.

This 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. This resolution will designate the property as surplus property and identify the sales process through solicitation for bids. This process should expedite the sale and maximize the sale price.

The Property is currently assessed by Henrico County for \$6,300.00 for 2025 (Six Thousand Three-Hundred Dollars and no cents).

The City will follow terms for the solicitation for bids as per Section 8-61 in the City Code (Code 2004, § 26-82; Ord. No. 2005-282-270, § 2, 12-12-2005) and as further noted below:

- (A) *Invitation for bids:* If the Council, or the Chief Administrative Officer when authorized by resolution of the Council or upon receipt of an unsolicited offer to purchase City-owned real estate, determines that it is in the best interests of the City to sell surplus real estate with regard to price only, the Chief Administrative Officer shall invite bids for such real estate. All invitations for bids shall:
 - (1) Be expressly conditioned on Council approval of the sale of the real estate to the successful bidder in accordance with Section 8-65;
 - (2) Provide those bids will be evaluated solely on the basis of the price stated in the bid;
 - (3) Require that each bid be received by the Chief Administrative Officer no later than a specifically stated date and hour;
 - (4) Require that each bid be accompanied by a deposit equal to ten percent (10%) of the proposed purchase price or \$100.00, whichever is greater, at the time such offer, bid or proposal is made in accordance with Section 8-59 and
 - (5) After the Council has directed the sale of City-owned real estate, the purchaser shall pay the balance of the purchase price to the City within 15 days after the City gives the purchaser notice that the deed is ready for delivery in accordance with Section 8-67.
- (B) *Solicitation:* All invitations for bids shall be initiated by:
 - (1) Publication on the City's website;
 - (2) Such other means as to provide reasonable notice of the invitation for bids to the maximum number of persons that can be reasonably anticipated to submit bids in response to the particular invitation for bids.
- (C) *Acceptance or rejection of bids:* Once the date and hour for the receipt of bids has passed and the bids have been evaluated, the Mayor may introduce an ordinance directing the sale of the real estate to the bidder whose bid complies with the conditions of this section and offers the highest price for the City-owned real estate. No other criteria shall be considered in evaluating bids solicited under this section. In the alternative, the Mayor may introduce a resolution rejecting all of the bids received.

COMMUNITY ENGAGEMENT: N/A

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: N/A

FISCAL IMPACT: Direct revenue to the City of Richmond from the conveyance

DESIRED EFFECTIVE DATE: Upon adoption of this Resolution

REQUESTED INTRODUCTION DATE: October 14, 2025

CITY COUNCIL PUBLIC HEARING DATE: November 10, 2025

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation Standing Committee

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

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

ATTACHMENTS:

- Draft Resolution - AATF
- County of Henrico parcel maps, site photos and assessor's property profile

STAFF: Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED



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

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There are Multiple Addresses for this Parcel

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[Image](#)

Photo Not Available

Last Photo Update Unknown

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
Zip 23219-1907
Old Map # 02580A0000 0021A
Pre 1992 Map # 33 A1 46
Map Page # 405

School Information

Elementary	Middle	High
Mehfoud And Varina	Rolfe	Varina

Last Transfer

[Additional Transfer & Assessments](#)

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

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2025	01/24/2025	\$6,300		\$0	\$6,300

Land Information

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

Notes

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

1 - 1

[Large Image](#) [Large Sketch](#)

[Sketch Details](#)

no data found

[Map](#)



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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

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.

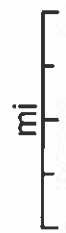


This map has been produced on Henrico County's Geographic Information System using the best data available to the County. This map is to be used for reference purposes only and the County of Henrico makes no warranty as to its completeness or accuracy. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general informational purposes only and should not be used for legal or construction of GIS Office, Henrico State at Road pole determination.

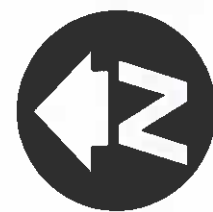


8/29/2024

Henrico GIS



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REAL ESTATE ASSESSMENT DIVISION 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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