

INTRODUCED: August 5, 2019

AN ORDINANCE No. 2019-213

To declare surplus and direct the conveyance of a portion of the City-owned real estate known as 601 East Leigh Street, consisting of 171,906± square feet, for nominal consideration to the Economic Development Authority of the City of Richmond.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 12 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a portion of the City-owned real estate known as 601 East Leigh Street and identified as Tax Parcel No. N000-0007/001 in the 2019 records of the City Assessor, such portion being hereinafter referred to as the “Property” and being more particularly described as follows:

commencing at a set lead hub in the south line of East Leigh Street at its intersection with the east line of North 5th Street; thence following the south right-of-way line of the said East Leigh Street along a curve to the right having a radius of 708.80 feet for an arc distance of 56.46 feet, a delta of 4°33’49” with a chord bearing S76°46’21”E for a chord distance of 56.44 feet to a point; thence leaving the south

AYES: 5 NOES: 4 ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: FEB 10 2020

right-of-way line of the said East Leigh Street, S57°20'51"E for a distance of 73.72 feet to a point, said point being the true point and place of beginning; thence S57°20'51"E for a distance of 3.49 feet to a point; thence along a curve to the right having a radius of 4,934.00 feet for an arc distance of 315.45 feet, a delta of 3°39'47" with a chord bearing S55°30'57"E for a chord distance of 315.40 feet to a point; thence S53°41'04"E for a distance of 30.65 feet to a point along the south right-of-way line of the said East Leigh Street; thence continuing along the south right-of-way of the said East Leigh Street along a curve to the right having a radius of 2,119.25 feet for an arc distance of 20.32 feet, a delta of 0°32'58" with a chord bearing S48°24'43"E for a chord distance of 20.32 feet to a point; thence leaving the south right-of-way line of the said East Leigh Street, S35°49'54"W for a distance of 364.13 feet to a point; thence N54°10'06"W for a distance of 55.83 feet to a point; thence S35°49'54"W for a distance of 60.21 feet to a point; thence N53°37'47"W for a distance of 442.98 feet to a point; thence N36°20'09"E for a distance of 145.05 feet to a point; thence S54°10'06"E for a distance of 127.85 feet to a point; thence N35°49'54"E for a distance of 269.82 feet to the true point and place of beginning, containing 171,906 square feet, more or less,

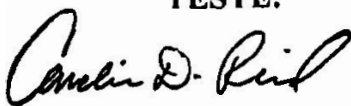
is hereby declared surplus real estate and directed to be conveyed to the Economic Development Authority of the City of Richmond for nominal consideration for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west, notwithstanding any provision to the contrary of Chapter 8 of the Code of the City of Richmond (2015), as amended, but otherwise in accordance with Chapter 8 of the Code of the City of Richmond (2015), as

amended, the Charter of the City of Richmond (2019), as amended, and the Constitution of Virginia.

§ 2. That the conveyance of the Property shall be conditioned on the satisfaction of all conditions precedent and other conditions applicable thereto set forth in a development agreement authorized by Ordinance No. 2019-_____, adopted _____, 20___, hereinafter referred to as the “Development Agreement,” and any document referred to in such Development Agreement.

§ 3. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2015), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such 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 Property upon the satisfaction of all conditions for which section 2 of this ordinance provides.

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

A TRUE COPY:
TESTE:

City Clerk



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

4-9006
JUL 31 2019

Office of the
Chief Administrative Officer

O&R REQUEST

DATE: July 30, 2019

EDITION: 1

RECEIVED

TO: The Honorable Members of City Council

JUL 31 2019

THROUGH: The Honorable Levar M. Stoney, Mayor

Handwritten signature and date 7/30/19

OFFICE OF THE CITY ATTORNEY

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

Handwritten initials SWO

THROUGH: Sharon Ebert, Deputy CAO, Economic and Community Development

Handwritten signature

THROUGH: Lenora G. Reid, Deputy CAO, Finance and Administration

Handwritten initials LG

THROUGH: Jay A. Brown, Director of Budget & Strategic Planning

Handwritten initials JAB

FROM: John B. Wack, Director of Finance

Handwritten signature JBW

RE: Ordinances and Resolution Needed for Navy Hill Project

ORD. OR RES. No. _____

PURPOSE: To approve a series of ordinances and a resolution associated with the Navy Hill project, in support of the transactions and terms and conditions negotiated with the respective developer. These ordinances and resolutions include the following:

- 1. An ordinance authorizing the execution of the Development Agreement and its attachments, which include, among other things, a Cooperation Agreement concerning the bond financing of public improvements, ground leases for the operation of those public improvements, a Grant Agreement, and a Purchase and Sale Agreement concerning those parcels intended for private development.
2. An ordinance creating a City special revenue fund for the incremental City revenues to pay bond and other obligations associated with certain public improvements.
3. An ordinance to convey currently City-owned real estate to the City of Richmond Economic Development Authority (EDA).
4. An ordinance to convey currently City-owned real estate to the NH District Corporation.
5. An ordinance closing or "reconfiguring" portions of rights-of-way for the development.

6. An ordinance authorizing the necessary encroachments for the development.
7. An ordinance for a zoning text amendment to change the zoning regulations for the CM Coliseum Mall District.
8. An ordinance for a zoning map amendment to change the zoning classification of certain parcels in the development.
9. An ordinance to designate certain streets associated with the CM Coliseum Mail District as either priority streets or street-oriented commercial streets on the official zoning map.
10. A resolution establishing the key funding priorities for the project's revenue surplus.

REASON: The Navy Hill project, as outlined in a series of companion papers and consistent with analyses performed by City staff, the City's financial advisors, and their subcontractors, is anticipated to result in significant community benefits over the course of the next three decades. The City Administration has worked extensively with the City Attorney's Office, the City's outside counsel, and the developer's legal counsel to negotiate positive terms for the City, to be articulated in the related ordinances and agreements.

RECOMMENDATION: The City Administration recommends approval.

BACKGROUND: Staff (along with the City's financial advisors) has reviewed the expected outcomes of the Navy Hill project. Consistent with Sections 2-303 and 2-304 of the City Code, this project is being proposed with significant community benefits that are outlined in the attached Fiscal and Economic Impact Statements. Briefly, the major benefits of the project include the following:

- Creation of thousands of jobs in addition to workforce training opportunities
- Access to more than \$300 million in contracts for emerging small businesses and minority business enterprises
- Establishment of 480 units of affordable housing, with a pathway towards hundreds more
- Creation of a new GRTC transit center in the heart of downtown
- Construction of a new state-of-the art arena (to replace the Coliseum, which opened in 1971) with expanded seat capacity to support tourism
- Preservation and restoration of the historic Blues Armory as a centerpiece of the newly revitalized neighborhood, providing a fresh food market and entertainment opportunities
- Reconnection of the area's street grid, to establish a walkable and vibrant neighborhood linked to a resurgent Jackson Ward
- Development of an estimated 541-room luxury hotel that will complement the larger arena and provide more opportunities for the Greater Richmond Convention Center with a room block agreement
- Creation of new retail and restaurant establishments that will generate tax revenue and provide more shopping options downtown

- Revenue generation and enhanced functionality for the City's parking enterprise, through greater demand, particularly during evenings and weekends
- Receipt of \$15.8 million for publicly owned real estate that will initially be held in escrow and later directed to the City's capital reserve for permanent public improvements after the respective parcels are developed
- Growth in the City's debt capacity through the issuance of non-recourse revenue bonds that will involve neither a general nor a moral obligation of the City for the repayment of principal and interest from other than incremental revenues and the expansion of the annual budget

The Navy Hill project will have an unprecedented positive economic and financial impact on the City and counter the recent decline in activity in the City's core, particularly with the Coliseum being closed and the Blues Armory and Sixth Street Marketplace having been shuttered. The project is expected to have a positive impact on the surrounding areas and support long term growth in real estate values. In order to provide some scope of the project:

- The City has averaged approximately \$30 million per year in minority business participation in recent years, so this project alone is expected to generate 10 years' worth
- The project represents the largest public-private partnership in the City's history, involving an initial private investment of approximately \$900 million, much more significant than any recent year economic development project
- The 480 affordable housing units represent the greatest influx of units in recent years, about double the quantity anticipated from the entire Public Housing Transformation project included in the City's Capital Improvement Program

The surplus from the incremental City revenues from the area defined in the transaction documents are expected to be very significant for the City's general fund budget, particularly after the public-related non-recourse revenue bonds are retired. Accordingly, the City Administration would like to dedicate significant portions of the surplus to key priorities. The Administration proposes the following allocation of the surplus:

- 50% to support Richmond Public Schools;
- 34% for investments in public safety, public works, and other core City services;
- 15% to support housing opportunities and homeless services; and
- 1% for art, history and cultural opportunities.

The allocation of these surplus funds will be incorporated into the annual budgets proposed by the Mayor and adopted by City Council in future years.

FISCAL IMPACT / COST: Incremental City and Navy Hill project revenues are anticipated to approximate \$1.535 billion over the next 30 years.

FISCAL IMPLICATIONS: This series of ordinances and resolution related to the Navy Hill project will dedicate future incremental City revenues for the repayment of non-recourse revenue bond debt issued to fund the public portions of the project, and the requested resolution expresses the intent, non-binding due to constitutional limitations, to use future surpluses from these revenues to fund key priorities of the City.

BUDGET AMENDMENT NECESSARY: No – will impact future year budgets.

REVENUE TO CITY: Approximately \$1.535 billion over the next 30 years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: August 5, 2019

CITY COUNCIL PUBLIC HEARING DATE: September 9, 2019

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: Organizational Development and Planning Commission

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: The non-recourse revenue bonds associated with public improvements are to be issued by the EDA, which would also be the recipient of certain properties. In addition, it will be necessary for the Richmond Redevelopment and Housing Authority to transfer certain properties to the City before the City can transfer them to the EDA. Four of the ordinances will require review by the Planning Commission. The Navy Hill Development Advisory Commission will also be reviewing these papers.

AFFECTED AGENCIES: Department of Finance, Economic Development, Planning and Development Review, and other agencies

RELATIONSHIP TO EXISTING ORD. OR RES.: N/A

REQUIRED CHANGES TO WORK PROGRAM(S): Additional volume for Planning and Development Review, verification of incremental revenues by the Department of Finance, oversight of demolition work and installation of new infrastructure by the Departments of Public Works and Public Utilities, debt management by the Economic Development Authority, etc.

ATTACHMENTS: (1) Fiscal and Economic Impact Statement & Related Analysis prepared by Davenport & Company and (2) Staff Report prepared by the Department of Planning and Development Review.

STAFF: John Wack, Director of Finance 646-5776
Matthew Welch, Senior Policy Advisor 646-5874

DAVENPORT & COMPANY

Member NYSE|FINRA|SIPC

Fiscal and Economic Impact Statement & Related Analysis

North of Broad/Downtown Neighborhood Redevelopment Project

City of Richmond, Virginia



July 30, 2019



Introduction

- The enclosed information provides the Fiscal and Economic Impact Statements that are required by City Code to be submitted to City Council upon the introduction of Ordinances for the North of Broad Project/Downtown Neighborhood Redevelopment Project.

- Section A: Contains the Fiscal Impact Statement required by City Code Section 2-303 and related financial analysis.

- Section B Contains the Economic Impact Statement required by City Code Section 2-304 and related financial analysis.



A: Fiscal Impact Statement per City Code Section 2-303

Section 2-303(a)



a) *The sources of information, assumptions and methodologies used to reach the conclusions set forth in the fiscal impact statement.*

- The primary sources of the information within this statement include:
 - Financial projections and analyses for the North of Broad Project (the “Project”) provided by the Respondent in the initial proposal and as modified during the course of negotiations;
 - Independent third party review by Hunden Strategic Partners and their Analysis dated October 31, 2018; and
 - Analysis performed by City staff; and
 - Analysis performed by Davenport & Company LLC, Financial Advisors to the City of Richmond enclosed herein.

Section 2-303(a)



a) The sources of information, assumptions and methodologies used to reach the conclusions set forth in the fiscal impact statement.

Based on the Financial projections and analyses for the North of Broad Project (the "Project") provided by the Respondent in the initial proposal and as modified during the course of negotiations and the Hunden Analysis, the proposed project is anticipated to generate the following revenues to the City:

Conservative estimate of change to Total Revenue Estimates based on Revised Development Plan as of July 2019.

	As Presented Nov-18	Current as of Jul-19 (1)
	Project @ 100% Amount (\$ Millions)	Project @ 100% Amount (\$ Millions)
Increment/Project Revenues	\$1,233.0	\$1,086.0
Hunden Uplift Revenues	459.4	404.6 (2)
Subtotal Increment/Project Revenue	\$1,692.4	\$1,490.6
1.5% Meals Tax to RPS	34.4	28.2
Sale Proceeds from Land	0.0	15.8
Total Revenues	\$1,726.8	\$1,534.6

Increment/Project Revenues consist of the following 1) incremental real estate taxes in the Increment Financing Area; 2) incremental revenue produced in the Development Area from meal taxes (excluding 1.5% set aside to school investment), retail sales and use taxes, limited lodging taxes, license taxes, and admission taxes; 3) limited Net Parking Revenues from parking meters in the Increment Financing Area and certain off-street parking facilities; and 4) Sponsorship Revenues.

(1) Changes are a result of revised Project components, exclusion of Block P, and lowered Dominion Tower valuation of \$245 Million per new tower from Developer.
 (2) Pro rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.

Except as noted all revenue estimates are from Municap/Developer.

Section 2-303(a)



a) The sources of information, assumptions and methodologies used to reach the conclusions set forth in the fiscal impact statement.

■ The table below shows Surplus to the City (Total Revenues after repayment of Revenue Bond Debt Service):

■ Conservative estimate of change to Surplus based on Revised Development Plan as of July 2019.

	As Presented		Current as of	
	Nov-18	Jul-19	Nov-18	Jul-19
	Project @ 100%		Project @ 100%	
	Amount (\$ Millions)		Amount (\$ Millions)	
Increment/Project Revenues	\$1,233.0	\$1,086.0	\$1,233.0	\$1,086.0
Hunden Uplift Revenues	459.4	404.6	459.4	404.6
Subtotal Increment/Project Revenue	\$1,692.4	\$1,490.6	\$1,692.4	\$1,490.6
1.5% Meals Tax to RPS	34.4	28.2	34.4	28.2
Sale Proceeds from Land	0.0	15.8	0.0	15.8
Total Revenues	\$1,726.8	\$1,534.6	\$1,726.8	\$1,534.6
Less: Debt Service	(521.6)	(476.0)	(521.6)	(476.0)
Surplus to the City	\$1,205.2	\$1,058.6	\$1,205.2	\$1,058.6

(1) Changes are a result of revised Project components, exclusion of Block P, and lowered Dominion Tower valuation of \$245 Million per new tower from Developer.
 (2) Pro rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.
 (3) Assumes acceleration of the Revenue Bonds (repaid in approximately 18 years).
 (4) Assumes acceleration of the Revenue Bonds (repaid in approximately 21 years).
 - Except as noted all revenue estimates are from Municap/Developer.

Section 2-303(b)



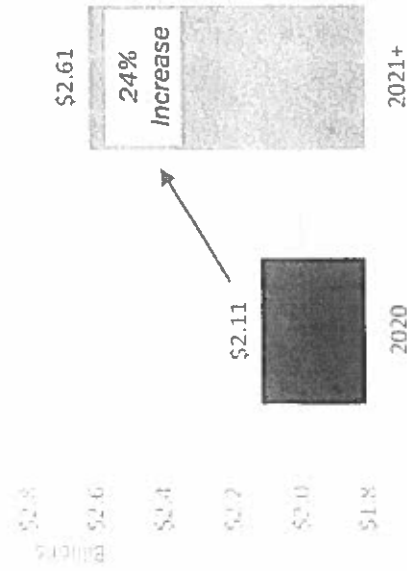
- b) *A debt capacity schedule, if debt is a funding mechanism. In addition, the debt capacity schedule shall show the City's current debt capacity and how the City's current debt capacity is expected to change if the Council approves the proposed ordinance to which the fiscal impact statement relates for adoption or amendment.*
- **The Private Investment in the Project approximates \$1,300,000,000 and will be raised by the Developer of the Project. The City will have no obligation, affiliation or commitment with respect to the funding and repayment of the Private Investment.**
 - **The Developer has programmed an approximately \$900,000,000 Private Investment to be funded contemporaneously with the New Arena construction that will be used to build affordable and market-rate residential units, a new convention center hotel, and retail & office space.**
 - **These investments, as outlined on the next page will only add to the City's taxable real estate assessed valuation, which in turn, will add to the City's overall Debt Capacity.**



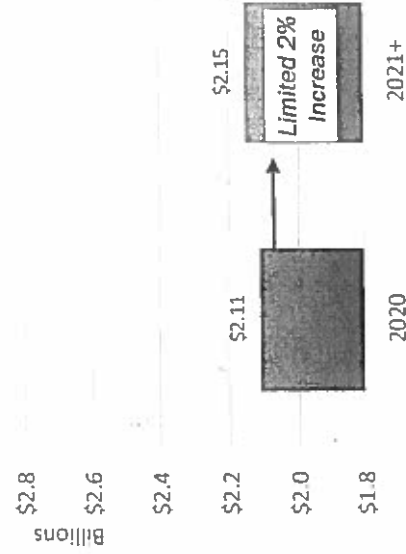
Section 2-303(b)(cont.)

- The Taxable Real Estate Valuation in the Increment Area approximates \$2,100,000,000⁽¹⁾.
- **WITH THE PROJECT:**
 - The initial \$900,000,000 Private Investment⁽²⁾ in the Increment Area conservatively increases the Taxable Real Estate by approximately 24% to upwards of \$2,600,000,000.
 - Immediate benefits of Private Investment include:
 - New neighborhood with affordable housing;
 - New Convention Center Hotel;
 - New retail and commercial space;
 - New Office space;
 - New Arena, renovated Blues Armory and Infrastructure improvements.
- **WITHOUT THE PROJECT:**
 - The growth of the \$2,100,000,000 taxable Real Estate Valuation in the Increment Area may be expected to approximate 2% or lower due to blighted areas that may need direct City investment in the future.
 - No immediate benefits of Private Investment.
 - If Private Investment is done on a piecemeal basis, direct City incentives for individual components may be required.

WITH PROJECT - Increase in Taxable Real Estate Valuation



WITHOUT PROJECT - Increase in Taxable Real Estate Valuation



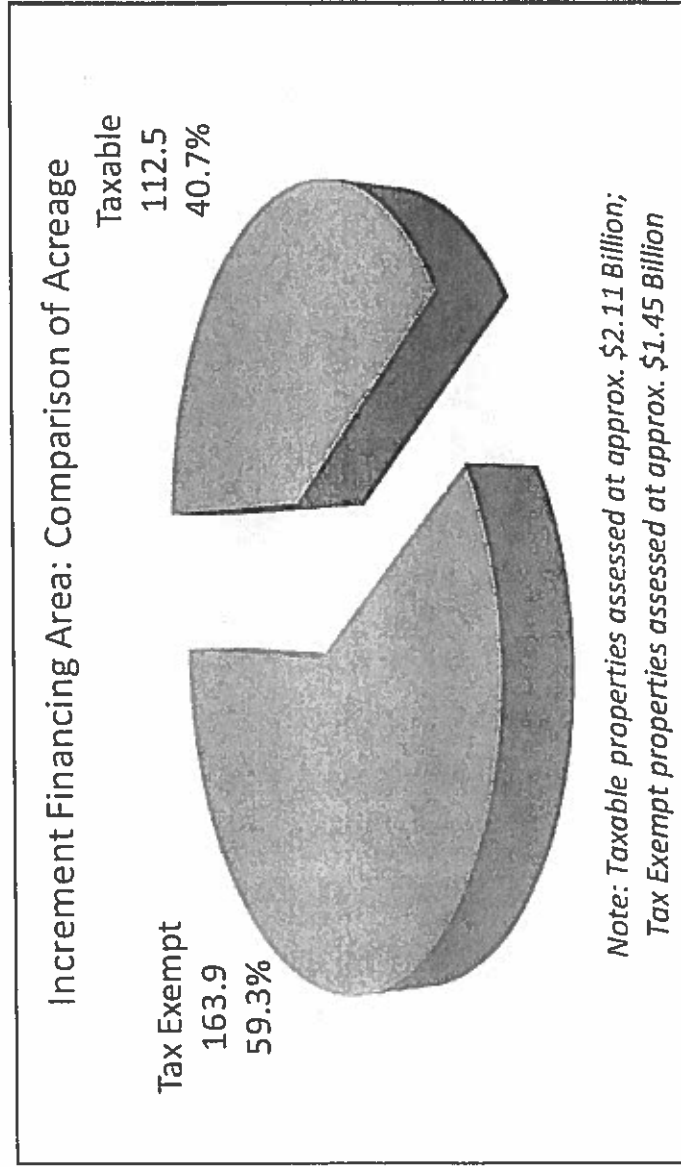
(1) Current Valuation provided by the City of Richmond.

(2) Conservative estimate of taxable valuation added as a result of the investment approximates \$500,000,000.



Section 2-303(b)(cont.)

- The Taxable Real Estate Valuation in the Increment Area approximates 41% of the total acreage in the Increment Area.



Section 2-303(b)(cont.)

Davenport Analysis of Impact on Cumulative Debt Capacity



- Approval of the Project is expected to increase the City's debt capacity through the addition of tens of millions of recurring annual revenues that will be incorporated into the City's recurring Operating Budget.
- Davenport's analysis of the impact of the Project on the City's Cumulative Debt Capacity over 30 Years incorporates the following Scenarios:
 1. No Project (Base Case).
 2. Total Project approximating \$1,300,000,000 of Private Investment is completed and the Project performs as projected.
- Note: Depending on the fund accounting of the recurring revenues that will come to the City as a result of the Project, the City's Debt Policy Guidelines may need to be adjusted to appropriately incorporate the surplus revenues into the City's policy calculations.

Section 2-303(b)(cont.) Davenport Analysis of Impact on Cumulative Debt Capacity



Scenario 1 Scenario 2

	No Project (Base Case)	Project Completed and performs as projected
\$Millions		
Real Estate Tax Revenue		
Taxable Project Components	\$0.0	\$281.2
Expanded Increment District	308.4	308.4
Subtotal Real Estate Tax Revenue	\$308.4	\$589.6
Sales Tax Revenue	0.0	59.3
Meals Tax Revenue (6.0%)	0.0	112.7
Lodging Tax Revenue	0.0	84.8
BPOL Tax Revenue	0.0	12.2
Admissions Tax	0.0	35.4
Arena Revenue(1)	0.0	122.1
Other Revenue(2)	0.0	69.9
Estimated Hunden Uplift(3)	0.0	404.6
Subtotal Increment/Project Revenues	\$308.4	\$1,490.6
Additional 1.5% Meals Tax for Schools	0.0	28.2
Sale Proceeds from Land	0.0	15.8
Total Revenue	\$308.4	\$1,534.6
Less : Total Revenue Bond Debt Service	0.0	(476.0)
Surplus (Net Revenue to the City after Debt Service)	\$308.4	\$1,058.5

■ The table on this page shows the total 30 year revenue estimates for the Project and Increment Area as well as total estimated debt service related Non-Recourse Revenue Bond Debt Service for Scenarios 1 and 2.

■ Except as noted all revenue estimates are from Municipality/Developer.

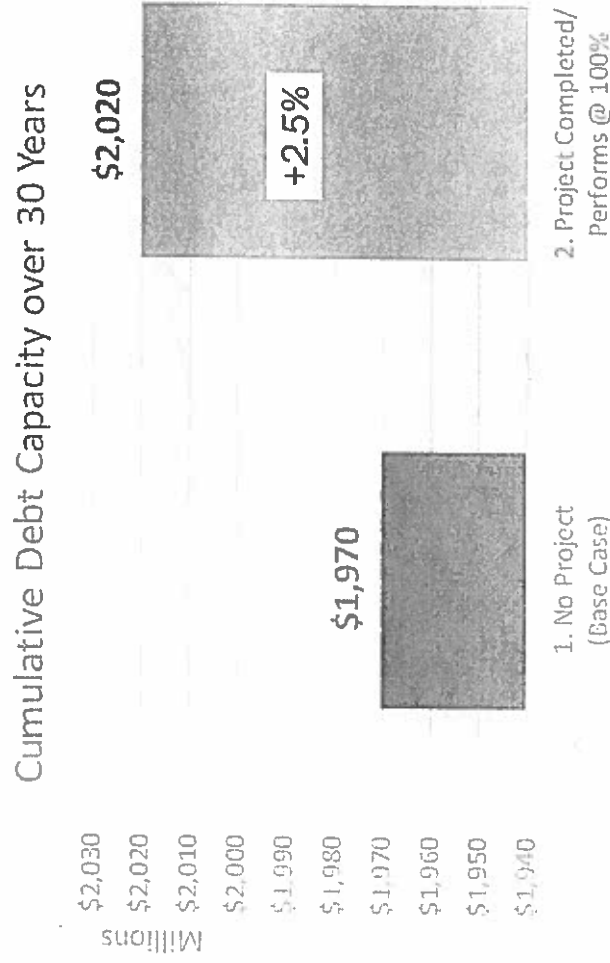
- (1) Source: Municap/Developer: Comprised of Arena generated tax revenues and sponsorships.
- (2) Source: Municap/Developer: Armory generated tax revenues and parking revenue.
- (3) Pro-rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.

Section 2-303(b)(cont.)

Davenport Analysis of Impact on Cumulative Debt Capacity



- The graph shows the impact of the Project on the City's Cumulative Debt Capacity over 30 Years under the following Scenarios:



- Cumulative Debt Capacity over 30 Years represents the amount of debt that can be borrowed by the City over the projected time frame of 30 years and still be in compliance with all City Debt Management Policies.

Section 2-303(b)(cont.)

Davenport Analysis of Impact on Cumulative Debt Capacity



- Key Observations:
 - The City has approximately \$1,970,000,000 of Cumulative Debt Capacity over the 30 year time frame with no Project Base Case (Scenario 1).
 - If the Project's total \$1,300,000,000 Private Investment is completed as proposed and performs as projected, then the City's Cumulative Debt Capacity is estimated to increase by \$50,000,000 (or 2.5%) over 30 years (Scenario 2).

Section 2-303(c)



- c) *A comparison of funding and financing options available, including, but not limited to, expenditures from City funds, the issuance of general obligation bonds, and the issuance of revenue bonds.*
- **The Public Portion (i.e. Arena) of the Project will be funded from approximately \$350 Million of Non-Recourse Revenue Bonds that will be supported and repaid by incremental revenues generated from the designated Increment Financing Area (the “Increment Area”), which will be subject to appropriation.**
 - Non-Recourse Revenue Bonds will not involve a general nor moral obligation of the City for the repayment of principal and interest from other than incremental revenues. As a result, in the event that incremental revenues of the Increment Area are insufficient, the City will have no obligation to repay the debt service. The risk of repayment will be borne by the investors (i.e. purchasers of the Non-Recourse Revenue Bonds).
 - The issuance and repayment of the Non-Recourse Revenue Bonds will not affect the City’s debt capacity.
 - The Public Portion of the Project will be undertaken contemporaneously with the programmed \$900,000,000 of Private Investment by the Developer.
 - **The issuance of bonds with the general obligation or moral obligation of the City is not recommended and will not be undertaken, as either of those approaches would have a significantly negative impact on the City’s debt capacity for schools and other facilities and operational budget.**

Section 2-303(d)



- d) *A detailed cost analysis, including, but not limited to, costs to the City and private funding, and a listing of the amount, value and source, as applicable, of each public and private investment, including, but not limited to, any property values of any real estate transferred, incentives provided, or infrastructure improvements made to facilitate the economic development project.*
- **The Public Portion of the Project will be funded from Non-Recourse Revenue Bonds that will be secured by and repaid from incremental revenues of the Increment Area.**
 - In the event that incremental revenues of the Increment Area are insufficient, the City will have no obligation to repay the Non-Recourse Revenue Bond debt service from any other sources.
- **The City is not undertaking any other public infrastructure improvements or providing any other equity or cash incentives associated with the Project.**

Section 2-303(e)



e) A Projected revenue and expenditure estimates attributable to the City, as a result of the proposed ordinance for adoption or amendment, if it is approved, covering at least the next ten fiscal years, including, but not limited to, debt repayment, new tax revenue, ownership, management, and maintenance costs, and additional service delivery costs for police and fire protection services and refuse collection services.

■ The table on this page shows the projected revenue estimates generated as a result of the Project, related Non-Recourse Revenue Bond debt service related to the Public Portion of the Project and other revenue/expenditure estimates over 30 years.

■ Except as noted all revenue estimates are from Municipality/Developer.

	Scenario 1	Scenario 2
	No Project (Base Case)	Project Completed and performs as projected
\$Millions		
Real Estate Tax Revenue	\$0.0	\$281.2
Taxable Project Components		
Expanded Increment District	308.4	308.4
Subtotal Real Estate Tax Revenue	\$308.4	\$589.6
Sales Tax Revenue	0.0	59.3
Meals Tax Revenue (6.0%)	0.0	112.7
Lodging Tax Revenue	0.0	84.8
BPOL Tax Revenue	0.0	12.2
Admissions Tax	0.0	35.4
Arena Revenue(1)	0.0	122.1
Other Revenue(2)	0.0	69.9
Estimated Hunden Uplift(3)	0.0	404.6
Subtotal Increment/Project Revenues	\$308.4	\$1,490.6
Additional 1.5% Meals Tax for Schools	0.0	28.2
Sale Proceeds from Land	0.0	15.8
Total Revenue	\$308.4	\$1,534.6
Less: Total Revenue Bond Debt Service	0.0	(476.0)
Surplus (Net Revenue to the City after Debt Service)	\$308.4	\$1,058.5
Less: Incremental Costs(4)		
Public Works		(\$0.4)
Police		(21.0)
Fire/Emergency		(41.1)
Richmond Public Schools		**
Community Wealth Building		(0.2)
Justice Services		(3.9)
Finance		(3.6)
Economic Development		(1.4)
Planning and Development		(2.0)
Net Revenue to the City After Debt Service/Incremental Costs		\$984.9

(1) Source: Municipality/Developer; Comprised of Arena generated tax revenues and sponsorships.

(2) Source: Municipality/Developer; Armory generated tax revenues and parking revenue.

(3) Pro-rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.

(4) Source: City of Richmond.

** Dependent on number of students attributable to the Project.

Section 2-303(e)(cont)



- The New Arena and Blues Armory will be managed by third party operators and the City is not going to be responsible for any construction cost overruns or subsidies for operations.
- Public Works: \$400,000 One-time Costs / \$0 Recurring Annual Costs
 - The Department of Public Works (DPW) attributes \$300,000 in additional demolition inspection services related to the project, which would be spread out over multiple years.
 - DPW would also incur one-time costs of approximately \$100,000 related to moving facilities equipment and supplies from the Public Safety building, and potentially additional recurring costs for storage if rented space is needed.
 - DPW anticipates that refuse collection services wouldn't be significantly impacted, as the new businesses and apartment buildings wouldn't be receiving that service from the City.
 - DPW expects the project to generate significant additional net revenues for the Parking Enterprise fund.
 - Given that special event revenues (typically in the evenings and on weekends) have declined dramatically with the closing of the Coliseum, the project will have a positive long term impact.

Section 2-303(e)(cont)



- Police Department: \$0 One-time Costs / \$700,000 Recurring Annual Costs
 - Richmond Police Department (RPD) indicates that approximately 10 additional Police Officers will need to be added incrementally over the course of the project's development (over several years).
 - The RPD estimate for 10 total positions is based on projected call and service volume related to residential and commercial development, along with the new arena.
 - The total RPD service cost impact, once the project is completed, is approximately \$700,000 in recurring annual expenses.
- Fire and Emergency Services: \$5,550,000 One-time Costs / \$1,186,000 Recurring Annual Costs
 - While the Navy Hill project wouldn't be the sole driver of a need for a fire station in the downtown area, it would increase and accelerate that need.
 - The Fire and Emergency Services Department estimates the one-time cost for a new fire station at \$5,000,000, plus \$550,000 for apparatus.
 - In order to staff a new fire station, the annual recurring costs for 18 additional FTEs are estimated at \$1,186,000.

Section 2-303(e)(cont)



- Richmond Public Schools: \$0 One-time Costs / Per Student Recurring Annual Costs Depending on Number of Students attributable to Project
 - Based on the FY2020 budget, RPS has indicated that the approximate local cost per enrolled student for operations is \$7,088.
 - As an example, if the project results in 300 additional students being enrolled, the annual cost would be \$2,126,400 at completion of the Project.
 - The additional students would be enrolled incrementally as housing units are completed over the course of multiple years.

- Community Wealth Building: \$200,000 One-time Costs / \$0 Recurring Annual Costs
 - It would be beneficial to City residents living in poverty to be trained in hospitality and construction trades careers so that they are prepared to obtain the new jobs that will be available due to the Project.
 - To facilitate an economic development training project the City would need to provide \$50,000 per year for four years.

Section 2-303(e)(cont)



- Justice Services: \$1,000,000 One-time Costs / \$95,000 Recurring Annual Costs
 - Justice Services Day Reporting staff would need to vacate the Public Safety building prior to demolition and construction occurring on that parcel.
 - In order to cover moving expenses and retrofit/renovate another facility for their operations, Justice Services estimates the first year costs at approximately \$1 million, with recurring rent and utilities expenses of \$95,000 per year in subsequent years.
- Social Services: To be Determined
 - The Department of Social Services (DSS) would need to vacate the Marshall Plaza facility during the latter years of the Project construction.
 - Prior to and separate from the project, DSS has been working on a long-term solution to consolidate customer services.
 - Given that the long term debt for the Marshall Plaza facility will be paid off in October 2020, a solution will be needed to mitigate potential State revenue loss to the City.

Section 2-303(e)(cont)



- Finance: \$0 One-time Costs / \$120,000 Recurring Annual Costs
 - The Finance Department would need an estimated 1.5 FTEs to assist in tracking/verifying the Increment Area Financing revenues and manage the debt service reporting requirements for the non-recourse revenue bonds issued by the Economic Development Authority.
 - These new positions would cost approximately \$120,000 per year
- Economic Development: \$0 One-time Costs / \$47,000 Recurring Annual Costs
 - The Department of Economic Development would need an additional .5 FTE to monitor compliance to the development agreement, serve as the liaison to the Economic Development Authority for all matters related to the issuance of the non-recourse revenue bonds, and provide business attraction marketing support for the project.
 - This new position would cost approximately \$47,000 per year.
- Planning and Development: \$510,000 Recurring Annual Costs for 4 years.
 - The Department of Planning and Development would need an additional 6 FTEs to handle the number of large scale projects all underway at the same time.
 - Each new position would cost approximately \$85,000.

Section 2-303(f)



- f) *Subsequent actions that may affect future revenue and expenditures if the proposed ordinance authorizes spending, including, but not limited to, the City's full fiscal obligation, ownership, management and maintenance.*
- As this project is anticipated to have a significant impact over the next thirty years, incremental changes will need to be incorporated into the annual budgets adopted by City Council, as revenues grow, new housing units are established, etc.
 - The Arena and Blues Armory are expected to be owned by the Economic Development Authority and managed by (private) third parties.
 - Arena: the tenant is responsible for maintenance and upkeep of the facility. Such maintenance will be paid from funds provided by the tenant and incremental revenues generated by the Project.
 - Blues Armory: the tenant will be responsible for maintenance of the facility from its own funds.

Section 2-303(g)



- g) *A description of any variables that may affect revenue and cost estimates.*
- Variables that may affect revenue and cost estimates include:
 - Interest rates in effect when the public revenue bonds are sold;
 - The timing of the completion of construction of public and private improvements; and
 - Major changes in the national and/or local economy, which impact the ultimate cost of the various capital improvements and anticipated revenues.

 - As a safeguard against uncertainty of the cost of capital improvements, there will be Guaranteed Maximum Price contracts for construction of the Public Portion of the Projects (New Arena and Infrastructure).

Section 2-303(h)



- h) An estimate of the staff time and staff costs needed to implement the proposed ordinance.*
- Staff time from the City Attorney's Office, Economic Development, Finance, and Planning and Development Review, among others, will be needed to assist with the issuance of public revenue bonds, tracking and disbursement of Increment Area Financing revenues, permitting, etc. Minor increases are anticipated for future years above baseline service levels.

Section 2-303(i)



- i) *An explanation of how the addition of new staff, if any, and responsibilities would increase costs and affect other duties.*

- See response to Section 2-303(e) for estimated staffing impact and cost.

Section 2-303(j) Davenport Sensitivity Analysis of Impact on Cumulative Debt Capacity



- j) Ranges of revenue or expenditures that are uncertain or difficult to project.*
- Davenport's Sensitivity Analysis of the impact of the Project on the City's Cumulative Debt Capacity over 30 Years incorporates the following Scenarios:
 - As previously presented under 2-303(b):
 1. No Project (Base Case).
 2. Total Project approximating \$1,300,000,000 of Private Investment is completed and the Project performs as projected.
 - Sensitivity Scenarios shown under this section:
 3. Project performs at two-thirds of projections.
 4. Project performs at break even or approximately 46% of projections.

Section 2-303(j)(cont.) Davenport Sensitivity Analysis of Impact on Cumulative Debt Capacity



j) Ranges of revenue or expenditures that are uncertain or difficult to project.

- The table on this page shows sensitivity scenarios on the total 30 year revenue estimates for the Project and Increment Area as well as total estimated debt service related Non-Recourse Revenue Bond Debt Service.

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
	No Project (Base Case)	Project Completed and performs as projected	Project performs at two-thirds (i.e. 67%) of projections	Project performs at Breakeven (i.e. 46%) of projections
\$Millions				
Real Estate Tax Revenue		\$281.2	\$188.4	\$127.9
Taxable Project Components	\$0.0			
Expanded Increment District	308.4	308.4	308.4	308.4
Subtotal Real Estate Tax Revenue	\$308.4	\$589.6	\$496.8	\$436.4
Sales Tax Revenue	0.0	59.3	39.8	27.0
Meals Tax Revenue (6.0%)	0.0	112.7	75.5	51.3
Lodging Tax Revenue	0.0	84.8	56.8	38.6
BPOL Tax Revenue	0.0	12.2	8.1	5.5
Admissions Tax	0.0	35.4	35.4	35.4
Arena Revenue(1)	0.0	122.1	70.1	36.3
Other Revenue(2)	0.0	69.9	46.8	31.8
Estimated Hunden Uplift(3)	0.0	404.6	271.1	184.1
Subtotal Increment/Project Revenues	\$308.4	\$1,490.6	\$1,100.5	\$846.3
Additional 1.5% Meals Tax for Schools	0.0	28.2	18.9	12.8
Sale Proceeds from Land	0.0	15.8	15.8	15.8
Total Revenue	\$308.4	\$1,534.6	\$1,135.2	\$874.9
Less :Total Revenue Bond Debt Service	0.0	(476.0)	(530.6)	(566.1)
Surplus (Net Revenue to the City after Debt Service)	\$308.4	\$1,058.5	\$604.5	\$308.8

(1) Source: Municap/Developer: Comprised of Arena generated tax revenues and sponsorships.

(2) Source: Municap/Developer: Armory generated tax revenues and parking revenue.

(3) Pro-rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.

Except as noted all revenue estimates are from Municap/Developer.

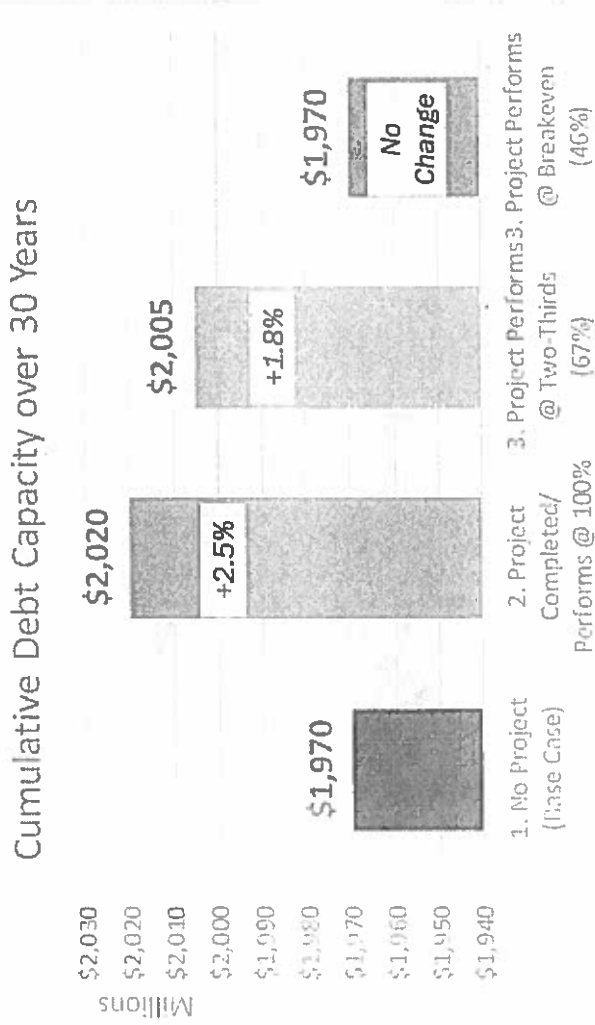
DAVENPORT & COMPANY

July 30, 2019

Section 2-303(j)(cont.) Davenport Sensitivity Analysis of Impact on Cumulative Debt Capacity



- The graph shows the impact of the Project on the City's Cumulative Debt Capacity over 30 Years under the following Scenarios:



Based on City's 10% Debt Service vs. Budget Policy and 2% Growth assumption.

- Cumulative Debt Capacity over 30 Years represents the amount of debt that can be borrowed by the City over the projected time frame of 30 years and still be in compliance with all City Debt Management Policies.

Section 2-303(j)(cont.) Davenport Sensitivity Analysis of Impact on Cumulative Debt Capacity



- Key Observations:
 - The City has approximately \$1,970,000,000 of Cumulative Debt Capacity over the 30 year time frame with no Project Base Case (Scenario 1).
 - If the Project's total \$1,300,000,000 Private Investment is completed as proposed and performs as projected, then the City's Cumulative Debt Capacity is estimated to increase by \$50,000,000 (or 2.5%) over 30 years (Scenario 2).
 - Assuming the Project's Private Investment is limited to the initial \$900,000,000 investment and the Project performs at 67% of projections, then the City's Cumulative Debt Capacity is estimated to increase by \$35,000,000 (or 1.8%) over 30 years (Scenario 3).
 - The Project would have to perform at 46% of projections (Scenario 4) to be break even with Scenario 1.
 - If the Project is break even, then the revenues to the City and the City's Cumulative Debt Capacity is projected to remain the same as doing no Project under Scenario 1.

Section 2-303(j)(cont.) Davenport Sensitivity Analysis of Projected Revenue and Expenditure estimates attributable to the City



	Scenario_1	Scenario_2	Scenario_3	Scenario_4
	No Project (Base Case)	Project Completed and performs as projected	Project performs at two-thirds (i.e. 67%) of projections	Project performs at Breakeven (i.e. 46%) of projections
\$Millions				
Real Estate Tax Revenue	\$0.0	\$281.2	\$188.4	\$127.9
Taxable Project Components				
Expanded Increment District	308.4	308.4	308.4	308.4
Subtotal Real Estate Tax Revenue	\$308.4	\$589.6	\$496.8	\$436.4
Sales Tax Revenue	0.0	59.3	39.8	27.0
Meals Tax Revenue (6.0%)	0.0	112.7	75.5	51.3
Lodging Tax Revenue	0.0	84.8	56.8	38.6
BPOL Tax Revenue	0.0	12.2	8.1	5.5
Admissions Tax	0.0	35.4	35.4	35.4
Arena Revenue(1)	0.0	122.1	70.1	36.3
Other Revenue(2)	0.0	69.9	46.8	31.8
Estimated Hunden Uplift(3)	0.0	404.6	271.1	184.1
Subtotal Increment/Project Revenues	\$308.4	\$1,490.6	\$1,100.5	\$846.3
Additional 1.5% Meals Tax for Schools	0.0	28.2	18.9	12.8
Sale Proceeds from Land	0.0	15.8	15.8	15.8
Total Revenue	\$308.4	\$1,534.6	\$1,135.2	\$874.9
Less: Total Revenue Bond Debt Service	0.0	(476.0)	(530.6)	(566.1)
Surplus (Net Revenue to the City after Debt Service)	\$308.4	\$1,058.5	\$604.5	\$308.8
Less: Incremental Costs(4)				
Public Works		(\$0.4)	(\$0.4)	(\$0.4)
Police		(21.0)	(21.0)	(21.0)
Fire/Emergency		(41.1)	(41.1)	(41.1)
Richmond Public Schools		**	**	**
Community Wealth Building		(0.2)	(0.2)	(0.2)
Justice Services		(3.9)	(3.9)	(3.9)
Finance		(3.6)	(3.6)	(3.6)
Economic Development		(1.4)	(1.4)	(1.4)
Planning and Development		(2.0)	(2.0)	(2.0)
Net Revenue to the City After Debt Service/Incremental Costs		\$984.9	\$530.9	\$235.2

(1) Source: Municipal/Developer: Comprised of Arena generated tax revenues and sponsorships.

(2) Source: Municipal/Developer: Armory generated tax revenues and parking revenue.

(3) Pro-rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.

(4) Source: City of Richmond.

** Dependent on number of students attributable to the Project.

■ The table on this page shows the projected revenue estimates generated as a result of the Project, related Non-Recourse Revenue Bond debt service related to the Public Portion of the Project and other revenue/expenditure estimates over 30 years.

■ Except as noted, all revenue estimates are from Municipal Developer.

Section 2-303(k)



- k) *If it is determined that the proposed ordinance, or any proposed amendments thereto, is not likely to have a fiscal impact, the basis for such a determination.*
- **Davenport's analysis demonstrates that the Project is anticipated to have a positive fiscal and economic impact to the City.**



B: Economic Impact Statement per City Code Section 2-304

Section 2-304(a)



- a) *The sources of information, assumptions and methodologies used to reach the conclusions set forth in the economic impact statement.*
- The primary sources of the information within this statement include:
 - Financial projections and analyses for the North of Broad Project (the “Project”) provided by the Respondent in the initial proposal and as modified during the course of negotiations;
 - Independent third party review by Hunden Strategic Partners and their Analysis dated October 31, 2018;
 - Analysis performed by City staff; and
 - Analysis performed by Davenport & Company LLC, Financial Advisors to the City of Richmond enclosed herein.

Section 2-304(b)



- b) *An outline that lists all ordinances, resolutions or actions that are required to be completed related to and for the economic development project, with an associated timeline for each.*
- **The ordinances and resolutions that are to be considered companion papers as related to the Project include:**
- An ordinance authorizing the execution of the development agreement and its attachments.
 - An ordinance creating a City special revenue fund for the incremental revenues.
 - An ordinance to convey currently City-owned real estate to the EDA.
 - An ordinance to convey currently City-owned real estate to NHDC.
 - An ordinance closing or “reconfiguring” portions of rights-of-way for the development.
 - An ordinance authorizing the necessary encroachments for the development.
 - An ordinance for a zoning text amendment to change the zoning regulations for an arena-specific district.
 - An ordinance for a zoning map amendment to change the zoning classification of the parcels in the development.
- **Other ordinances and resolutions necessary for various aspects of the development, but ready with the above eight ordinances:**
- A resolution to approve the EDA's bond issuance.
 - An ordinance to acquire property from RRHA.
 - An ordinance to convey property acquired from RRHA to the EDA.
 - An ordinance to convey property acquired from RRHA to NHDC.

Section 2-304(c)



- c) *A description of any variables that could affect economic impact estimates.*
- Variables that may affect revenue and cost estimates include:
 - Interest rates in effect when the public revenue bonds are sold;
 - The timing of the completion of construction of public and private improvements; and
 - Major changes in the national and/or local economy, which impact the ultimate cost of the various capital improvements and anticipated revenues.
 - As a safeguard against uncertainty of the cost of capital improvements, there will be Guaranteed Maximum Price contracts for construction of the Public Portion of the Projects (New Arena and Infrastructure).

Section 2-304(d)



- d) *The partnerships, corporations, businesses, boards, commissions, nonprofit organizations and other entities that the Mayor anticipates will be stakeholders in the economic development project to be authorized by the proposed ordinance and the level and nature of their involvement with the economic development project to be authorized by the proposed ordinance.*
- **The NH District Corporation**
 - NH District Corporation is a Virginia non-stock corporation structured to take advantage of tax-exempt and other public financing options available for the public portion of the NOB Project. NH District Corporation was created to serve as a vehicle for 1) raising investment equity necessary for various new development components in the NOB Project and necessary for the realization of sufficient new revenues to secure and be the source of repayment of the Project Revenue Bonds issued to fund the arena, 2) providing operational oversight of the New Arena and renovated Blues Armory, and 3) providing oversight of the private-sector development process.
 - **NH Foundation**
 - NH Foundation is a non-profit entity whose board is composed of local community leaders and is responsible for electing board members of NH District Corporation and oversight of such board. NH Foundation will play a significant and ongoing stewardship role over the development of the NOB Project and the public assets that will continue to be owned by the City.

Section 2-304(d)(cont.)



- Capital City Development, LLC
 - Capital City Development is a Virginia limited liability company formed to source private capital and execute the Project with respect to the private development of residential, retail, research, office and hospitality spaces pursuant to the Master Development Agreement.

- Other stakeholders of the Project are expected to include:
 - The Economic Development Authority, as the issuer of the Project Revenue Bonds for the public portions of the Project;
 - Nonprofit organizations focused on affordable housing;
 - Construction companies that will work on the development, including a significant portion of minority owned businesses;
 - The Greater Richmond Convention Center Authority; and
 - New and existing businesses in the area.

Section 2-304(e)



- e) *Any anticipated positive or negative impact, if any, on employment.*
- **The project is expected to have a major positive impact on employment, as noted in item 2-304(g).**

Section 2-304(f)



- f) *A range of economic impact factors that are uncertain or difficult to project.*
- **Please see response to Section 2-303(j) for Davenport's analysis of revenues and expenditures as a result of the Project and related sensitivity scenarios assuming various revenue levels.**

Section 2-304(g)



- g) The number of permanent or temporary jobs that are anticipated to be created as a result of the economic development project to be authorized by the proposed ordinance.*
- **The Project is anticipated to create approximately 21,000 jobs, including more than 9,000 permanent jobs and workforce training opportunities.**

Section 2-304(h)



h) An analysis and timeline showing the projected revenues that are expected to be generated as a result of the City's expenditure of public funds, if the proposed ordinance is approved by the Council. The analysis and timeline shall include the benchmarks used to determine the revenue projections. An annual progress report concerning the actual revenues collected as a result of the City's expenditure of public funds and how such revenues exceeded, met or failed to meet the revenue projections and benchmarks shall be provided to the Council no later than December 31 of each year for ten years and as may be requested by the Council for any subsequent year beyond the initial ten years.

- The construction of the Public Portion of the Project funded from \$350 Million of non-recourse Revenue Bonds will approximate 24 to 36 months.
- The Projected revenues generated by the Increment Area and expenditures attributable to the Non-Recourse Revenue Bond Debt issued to finance the Public Portion of the Project over the course of 30 years are shown to the right.
- It is anticipated that the Surplus to the City for General Purpose will begin after the completion of the Project and approximately 6 years after the issuance of the Revenue Bonds.

\$Millions	Project Completed and performs as projected
Real Estate Tax Revenue	\$281.2
Taxable Project Components	<u>308.4</u>
Expanded Increment District	\$589.6
Subtotal Real Estate Tax Revenue	59.3
Sales Tax Revenue	112.7
Meals Tax Revenue (6.0%)	84.8
Lodging Tax Revenue	12.2
BPOL Tax Revenue	35.4
Admissions Tax	122.1
Arena Revenue(1)	69.9
Other Revenue(2)	404.6
Estimated Hunden Uplift(3)	\$1,490.6
Subtotal Increment/Project Revenues	28.2
Additional 1.5% Meals Tax for Schools	15.8
Sale Proceeds from Land	\$1,534.6
Total Revenue	<u>(476.0)</u>
Less :Total Revenue Bond Debt Service	\$1,058.5
Surplus (Net Revenue to the City after Debt Service)	

(1) Source: Municap/Developer: Comprised of Arena generated tax revenues and sponsorships.

(2) Source: Municap/Developer: Armory generated tax revenues and parking revenue.

(3) Pro-rata estimate based on 88.1% (\$1,086/\$1,233) of Hunden Uplift calculated by Hunden in its Analysis dated October 31, 2018.

Section 2-304(i)



- i) *An explanation of how the expenditure of any public funds by the City, as may be indicated in the proposed ordinance, complies with any guidelines, policies or best practices that help to achieve or maintain the goal of being a AAA bond rated locality.*
- **The costs and benefits of the project are expected to remain in compliance with Council's adopted debt policy guidelines, ultimately growing the annual general fund budget by tens of millions per year and expanding the City's debt capacity. Through the allocation of surplus revenues for key priorities, the project is consistent with the goal of being an AAA bond rated locality.**

Section 2-304(j)



- j) *If it is determined that the proposed ordinance, or any proposed amendments thereto, is not likely to have an economic impact, the basis for such a determination.*
- Davenport's analysis demonstrates that the Project is anticipated to have a positive fiscal and economic impact to the City.

Disclaimer



The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support, if and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities. Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport, research analyst or research report. Unless otherwise indicated, these views (if any) are the author's and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

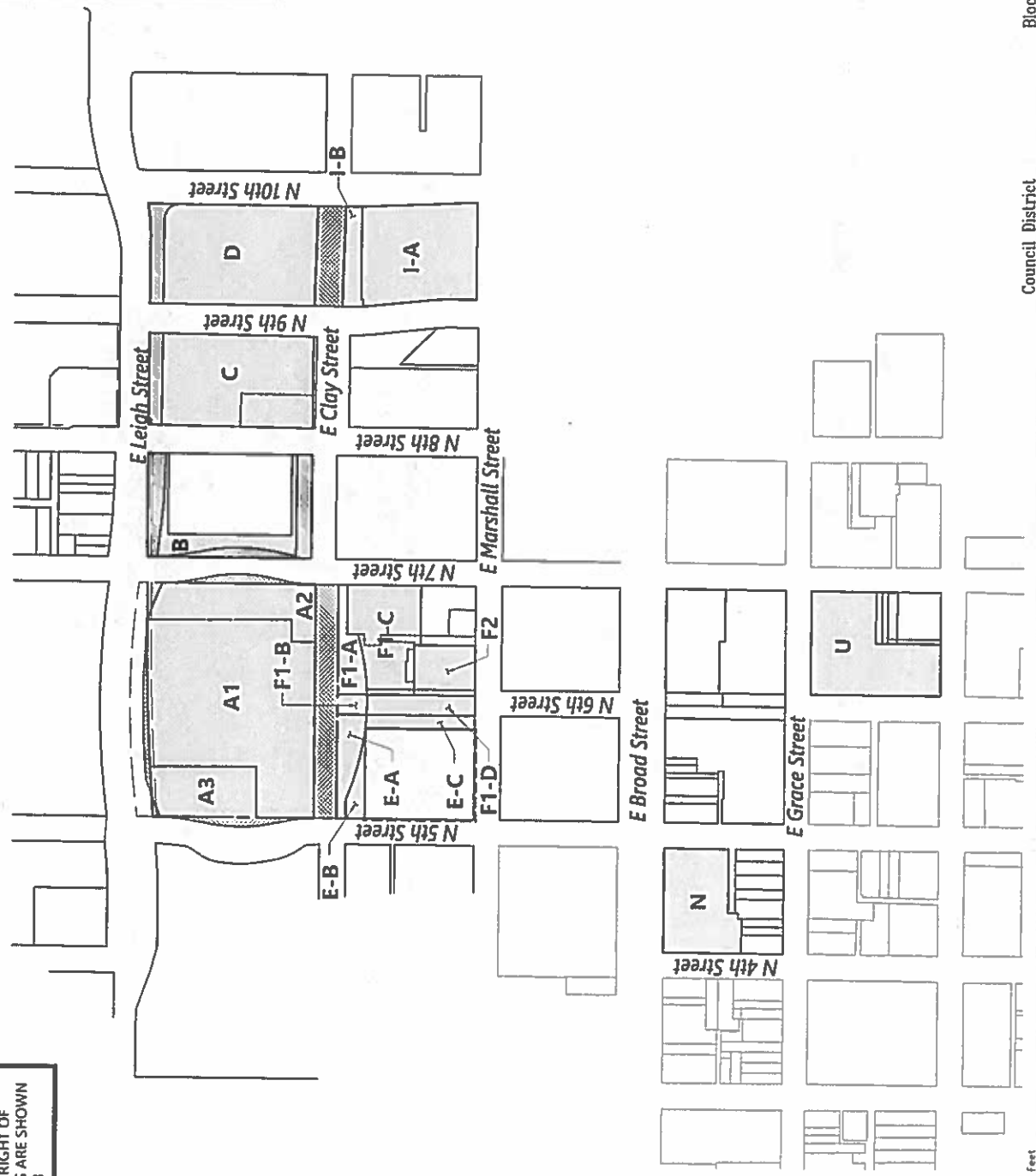
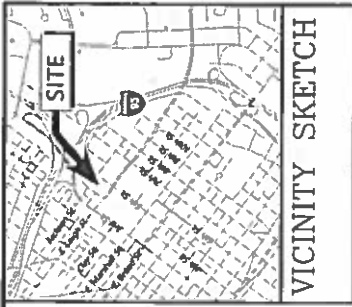
This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own independent investigation of the securities, instruments or transactions and received all information it required to make its own investment decision, including, where applicable, a review of any offering circular or memorandum describing such security or instrument. That information would contain material information not contained herein and to which prospective participants are referred. This material is based on public information as of the specified date, and may be stale thereafter. We have no obligation to tell you when information herein may change. We make no representation or warranty with respect to the completeness of this material. Davenport has no obligation to continue to publish information on the securities/instruments mentioned herein. Recipients are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any securities/instruments transaction.

The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions of companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

Version 01/13/2014 RK/IS/DR

RIGHT OF WAY CLOSURE AND RIGHT OF WAY EASEMENT DEDICATIONS ARE SHOWN ON DPW DRAWING # N-28848



Legend



NOTES

1. Property owners correct as of
2. Ordinance
3. Adopted
4. Accepted

REFERENCES:

REVISIONS:



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

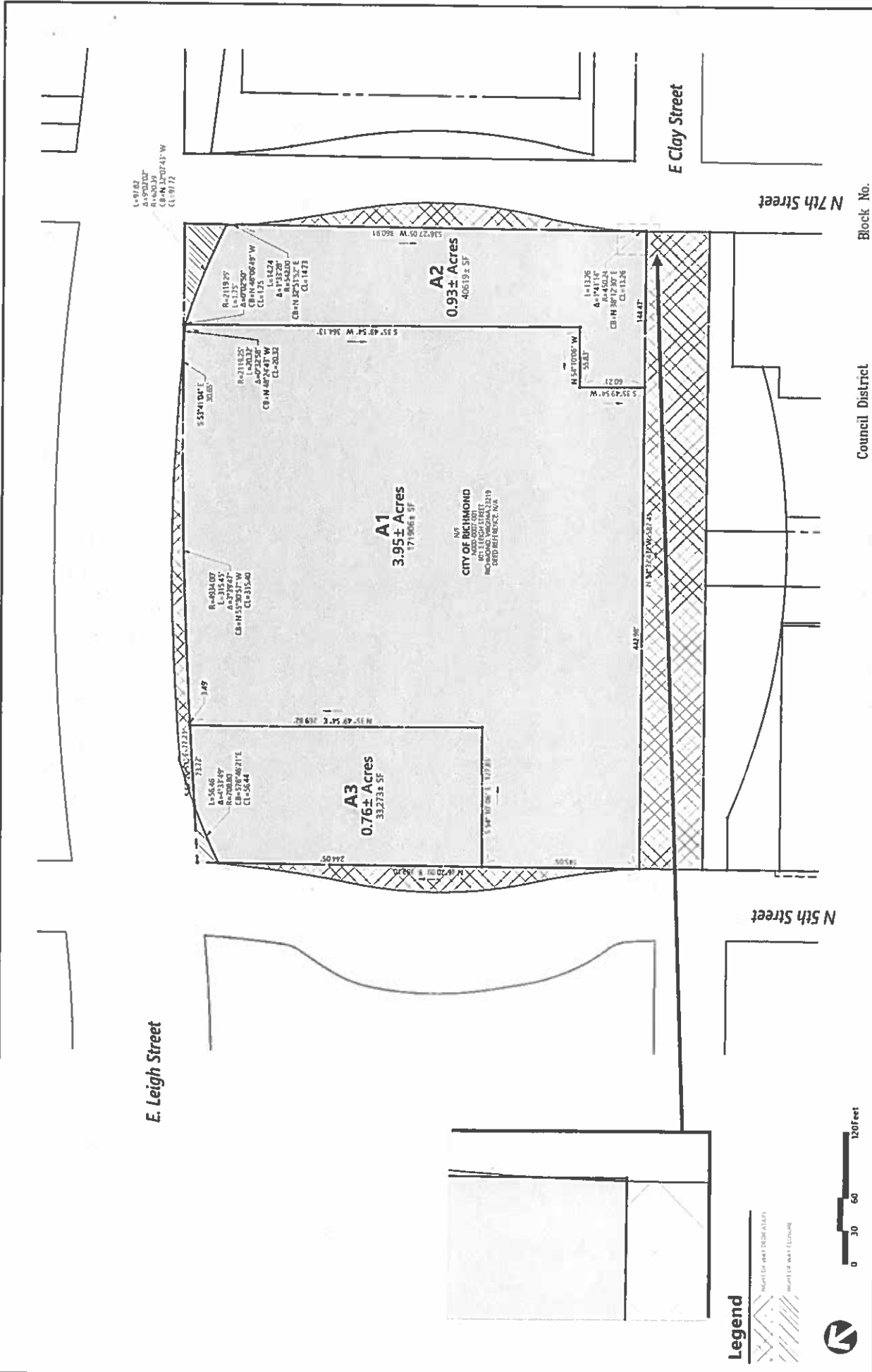


DRAWN BY: MSB
CHECKED BY: KJH

Council District: _____ Block No: _____

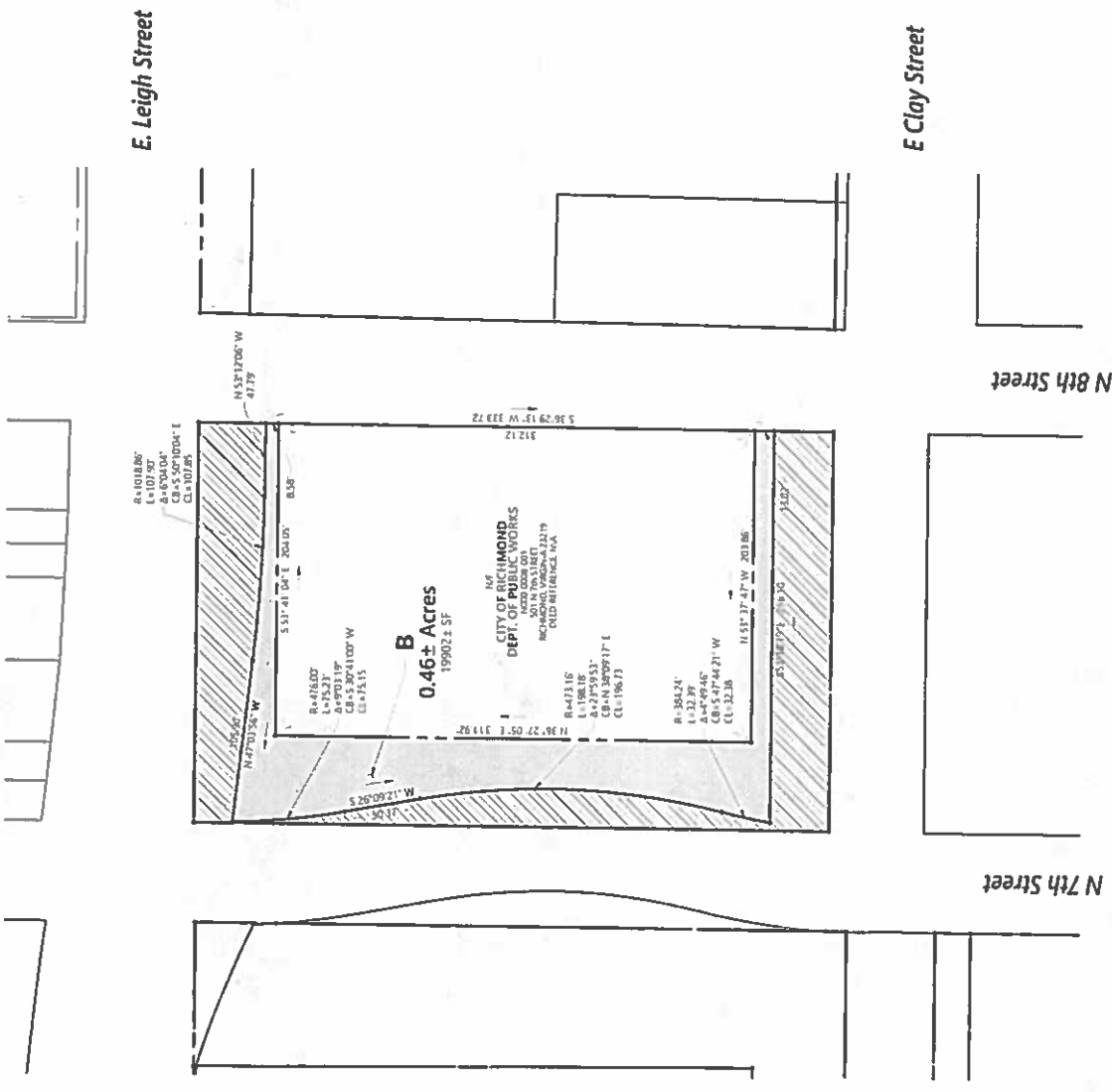
**North of Broad Redevelopment
Parcel Boundary Exhibit**

FIELD NOTE: _____ SCALE: 1"=150'
DATE: July 22, 2019 PROJECT: DPW DWG # N-28853
SHEET 1 OF 10



<p>NOTES</p> <p>1. Property owners correct as of _____</p> <p>2. Ordinance _____</p> <p>3. Adopted _____</p> <p>4. Accepted _____</p>		<p>REVISIONS:</p>	
<p>Richmond Virginia</p> <p>111 South 15th Street Suite 200 Richmond, VA 23219 804.343.7100</p> <p>vhb</p> <p>Surveys Division, Room 600 City Hall 900 E. Broad Street, Richmond, Va. 23219</p> <p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>		<p>DRAWN BY: MSB KH CHECKED BY:</p>	
<p>North of Broad Redevelopment Parcel Boundary Exhibit</p>		<p>Council District _____ Block No. _____</p>	
<p>DATE: July 22, 2019</p>		<p>SCALE: 1"=60'</p>	
<p>PROJECT: _____</p>		<p>FIELD NOTE: _____</p>	
<p>DPW DWG # N-28853</p>		<p>SHEET 2 OF 10</p>	

CITY TO RETAIN EASEMENTS FOR ACCESS TO PARKING DECK ACROSS PARCEL B



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
 Suite 200
 Richmond, VA 23219
 804-343-7100

Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va., 23219

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA



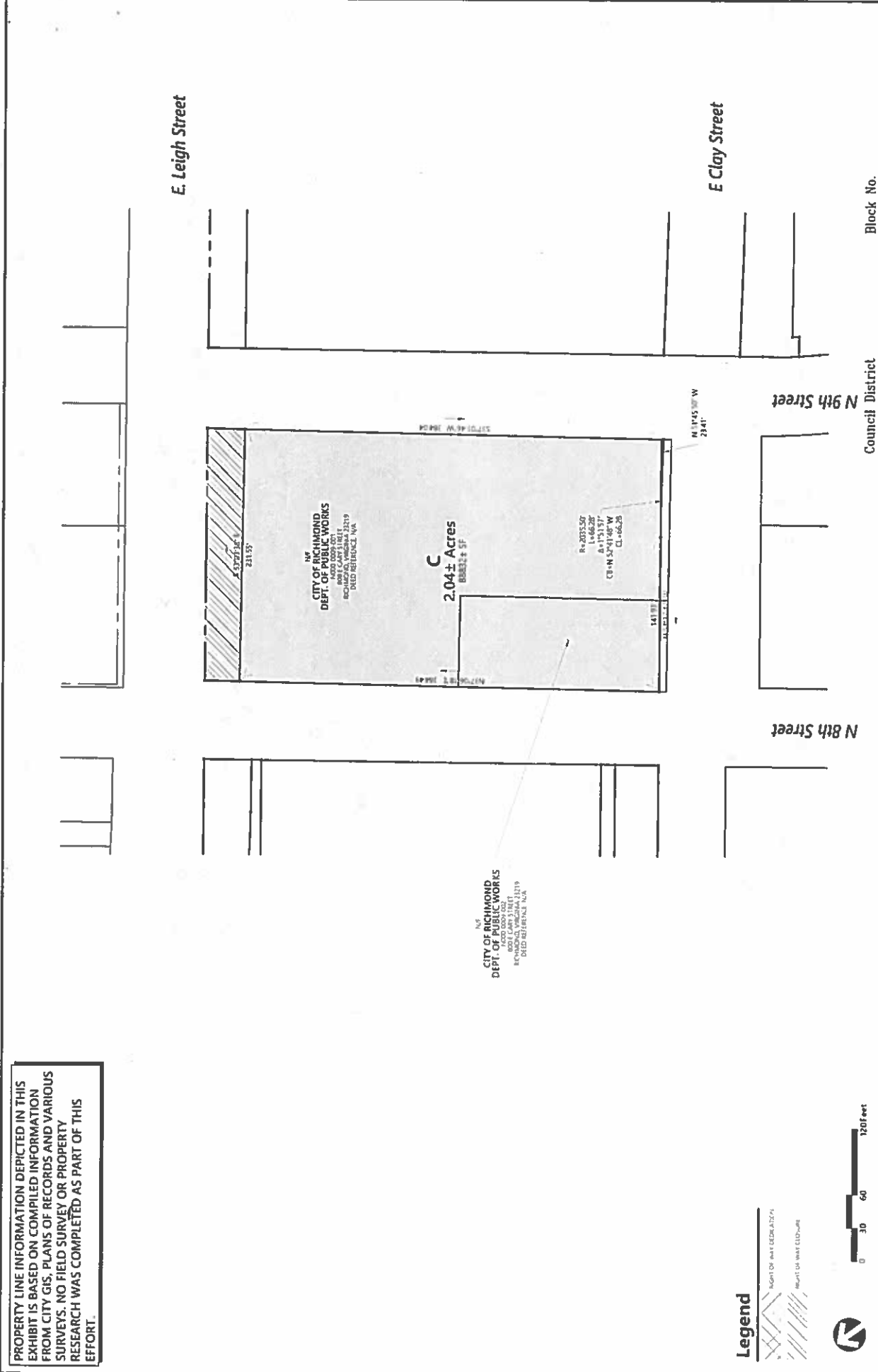
DRAWN BY: NISH
 CHECKED BY: KJI

**North of Broad Redevelopment
 Parcel Boundary Exhibit**

Council District: _____ Block No.: _____

PROJECT	DATE	SCALE	FIELD NOTE
North of Broad Redevelopment Parcel Boundary Exhibit	July 22, 2019	1" = 60'	
PROJECT	DATE	SCALE	FIELD NOTE
DPW DWG # N-28653	July 22, 2019	1" = 60'	
SHEET 3 OF 10			

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.



Legend



0 30 60 120 feet

NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
 Suite 200
 Richmond, VA 23219
 804.343.7100

Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA



DRAWN BY: _____
 CHECKED BY: _____

AISS: N1

Council District

Block No.

**North of Broad Redevelopment
 Parcel Boundary Exhibit**

FIELD NOTE

SCALE
 1"=60'

DATE
 July 21, 2019

PROJECT

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.

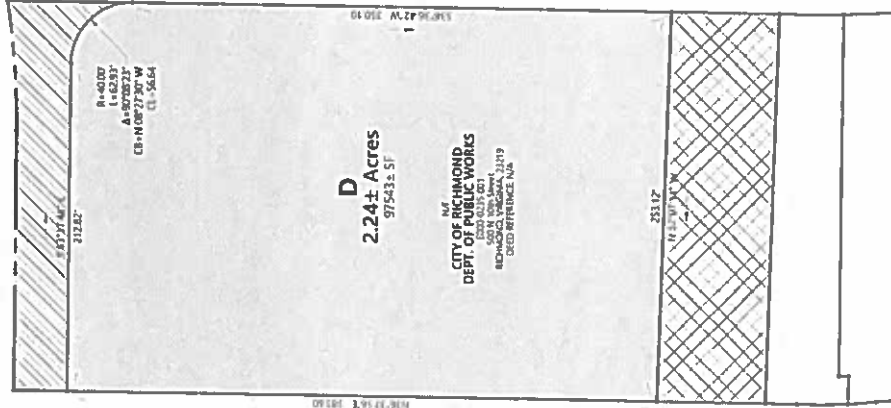
E. Leigh Street



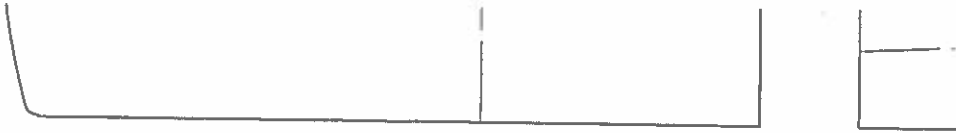
E Clay Street



N 9th Street



N 10th Street



Legend



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: MSH
CHECKED BY: KII

FIELD NOTE

SCALE
1"=60'

DATE
July 22, 2019

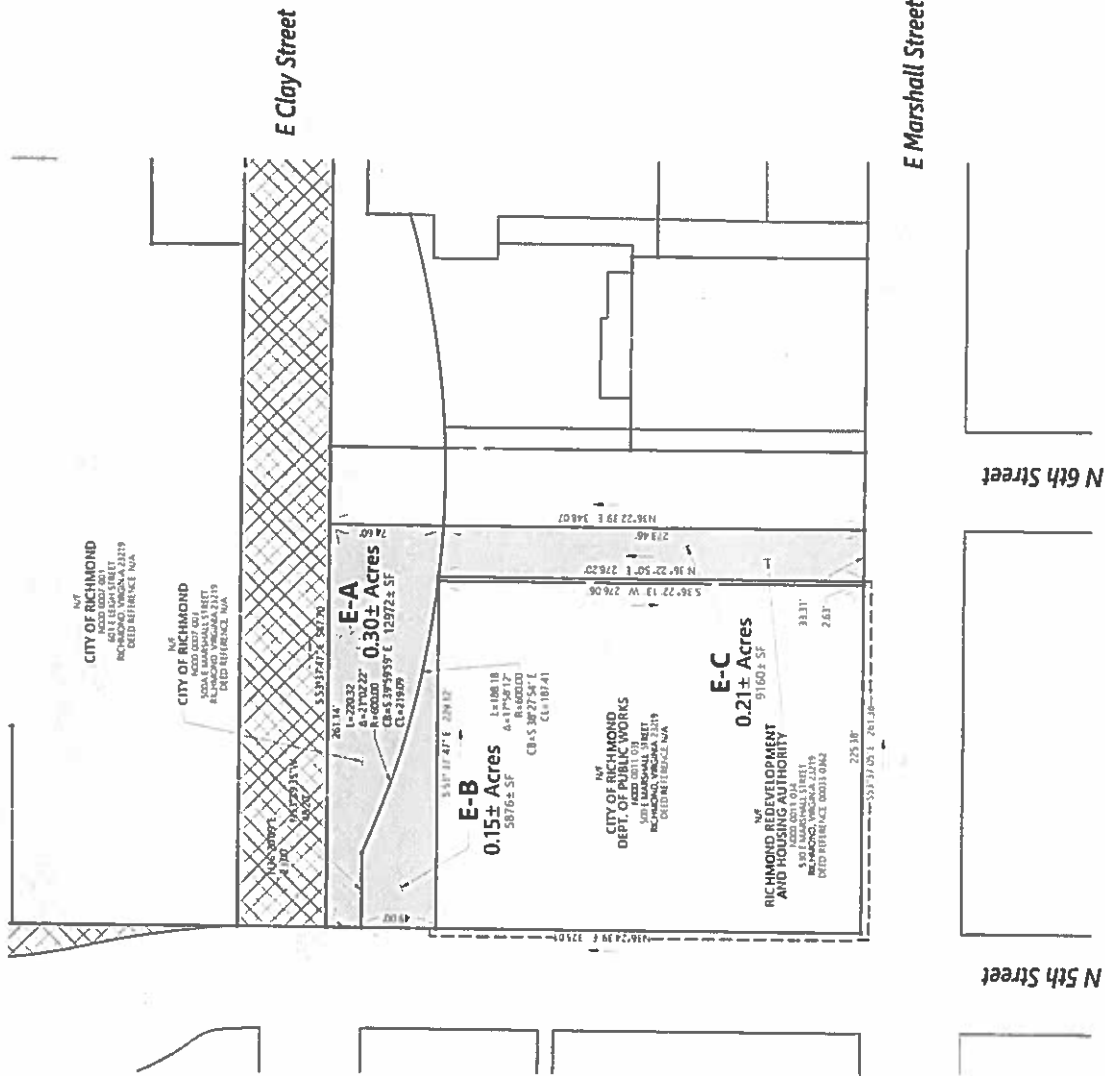
PROJECT

DPW DWG. # N-2019-03
SHEET 5 OF 10

Council District

Block No.

**North of Broad Redevelopment
Parcel Boundary Exhibit**



Legend
 RIGHT OF WAY (HATCHING)
 RIGHT OF WAY (COLOR)



- NOTES**
 1. Property owners correct as of _____
 2. Ordinance _____
 3. Adopted _____
 4. Accepted _____

REFERENCES:

REVISIONS:

VHB
 Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va. 23219
 DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA



DRAWN BY: MSB
CHECKED BY: K.H.

FIELD NOTE

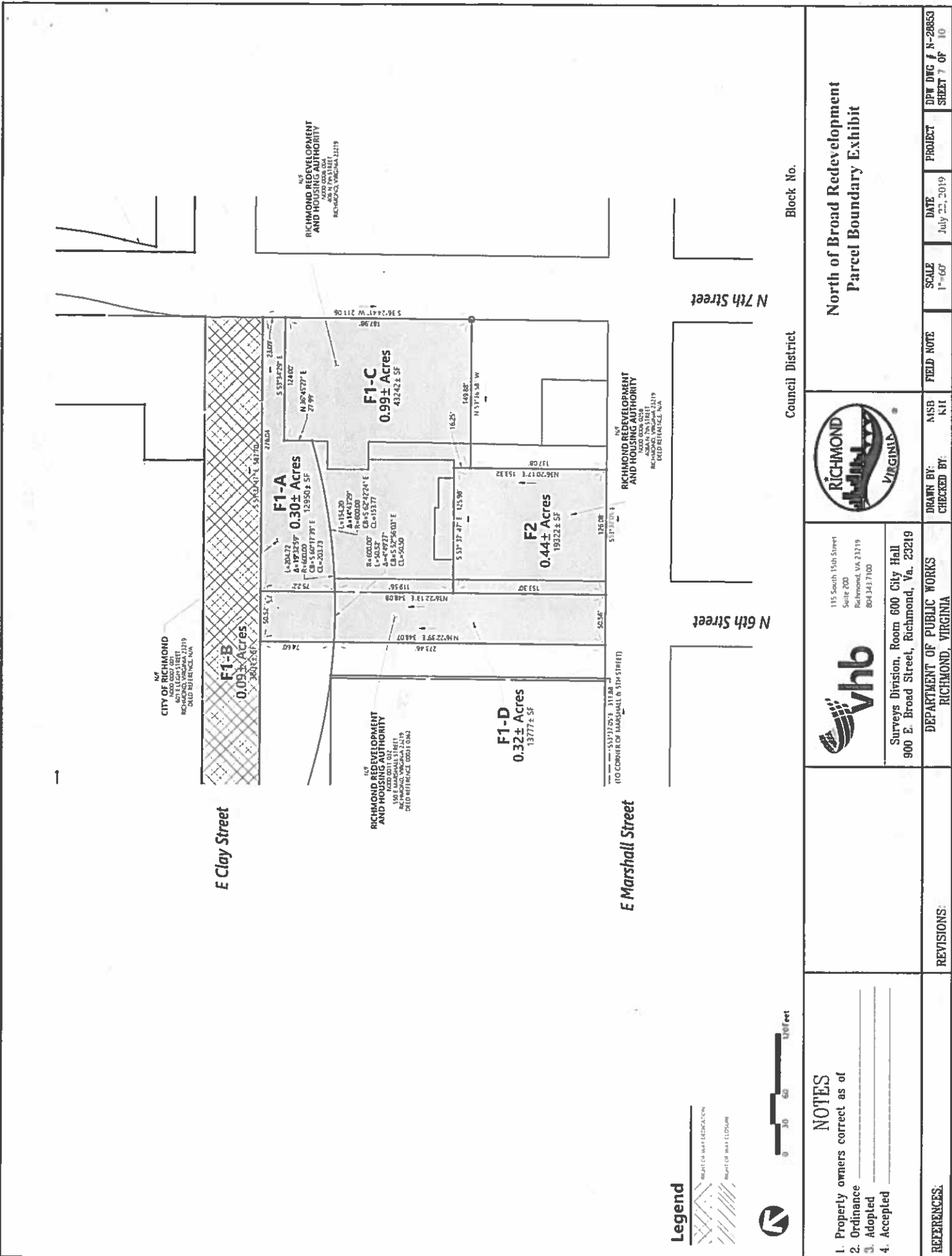
SCALE
 1"=60'

DATE
 July 22, 2019

PROJECT
 NORTH OF BROAD REDEVELOPMENT
 PARCEL BOUNDARY EXHIBIT

DRAWING # N-28853
SHEET 6 OF 10

Council District _____ Block No. _____



NOTES
 1. Property owners correct as of
 2. Ordinance
 3. Adopted
 4. Accepted

REVISIONS:

Richmond Virginia

115 South 15th Street
 Suite 200
 Richmond, VA 23219
 804.343.7100

vhb

Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va. 23219

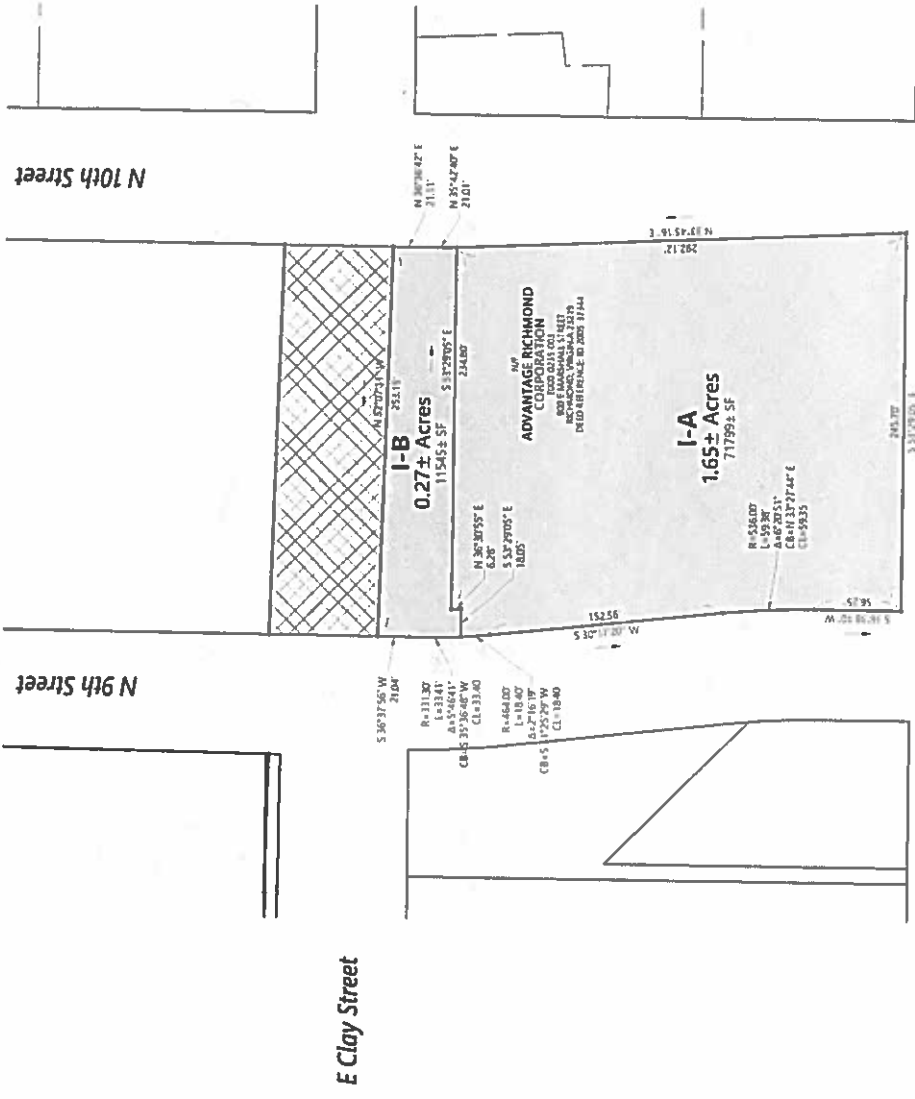
DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

DRAWN BY: MSB
 CHECKED BY: KLI

Richmond Virginia

Council District		Block No.	
North of Broad Redevelopment Parcel Boundary Exhibit			
DRAWN BY:	MSB	FIELD NOTE:	SCALE: 1"=60'
CHECKED BY:	KLI	DATE:	July 22, 2019
PROJECT:		DPW DWG #:	N-28850
SHEET 7 OF	10		

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.



Legend



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
 Suite 200
 Richmond, VA 23219
 804.443.7100

Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA



DRAWN BY: N518
 CHECKED BY: N511

Council District _____ Block No. _____

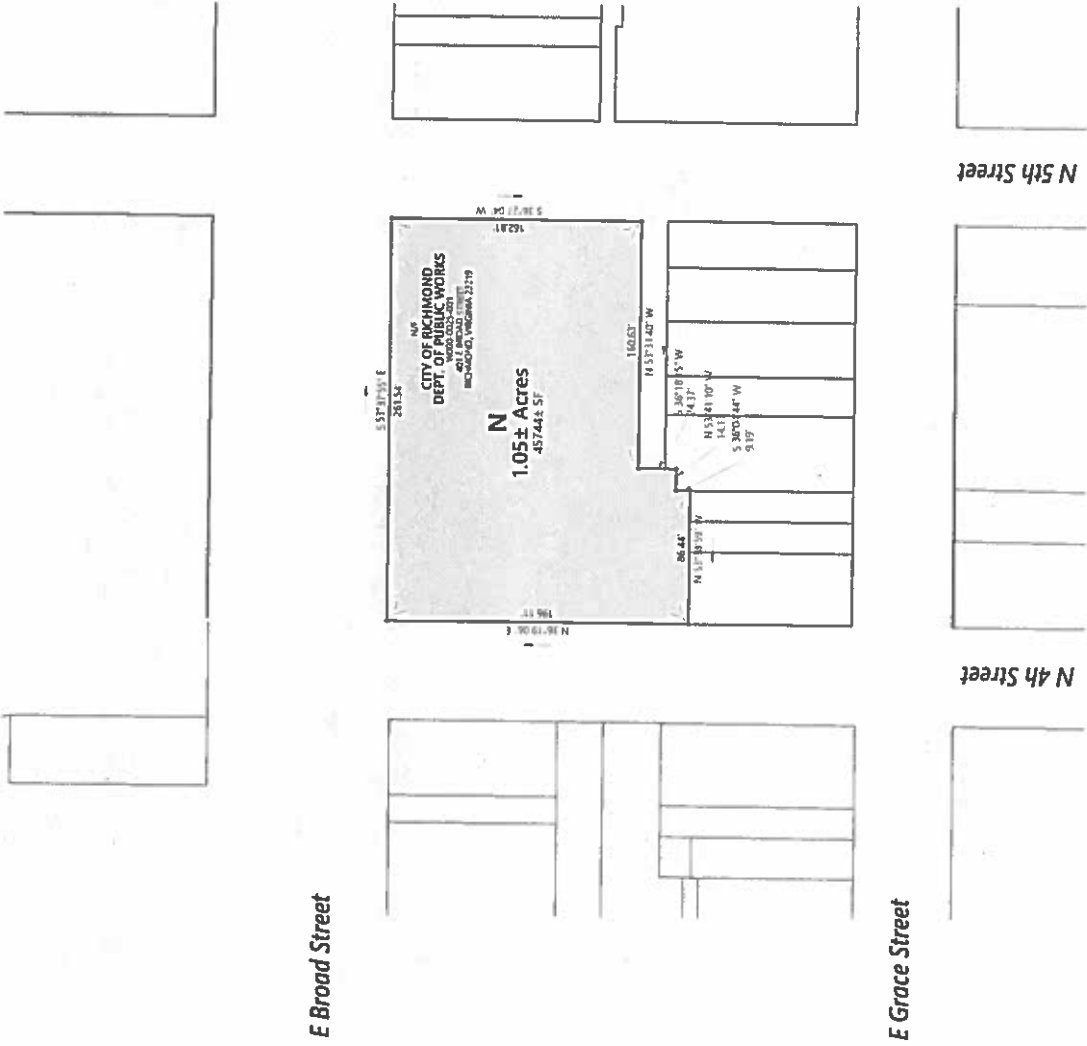
**North of Broad Redevelopment
 Parcel Boundary Exhibit**

PROJECT _____
 DATE July 22, 2019
 SCALE 1"=60'

FIELD NOTE _____

DPW DWG # N-28853
 SHEET 8 OF 10

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.



Legend



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES

REVISIONS

Council District _____ Block No. _____



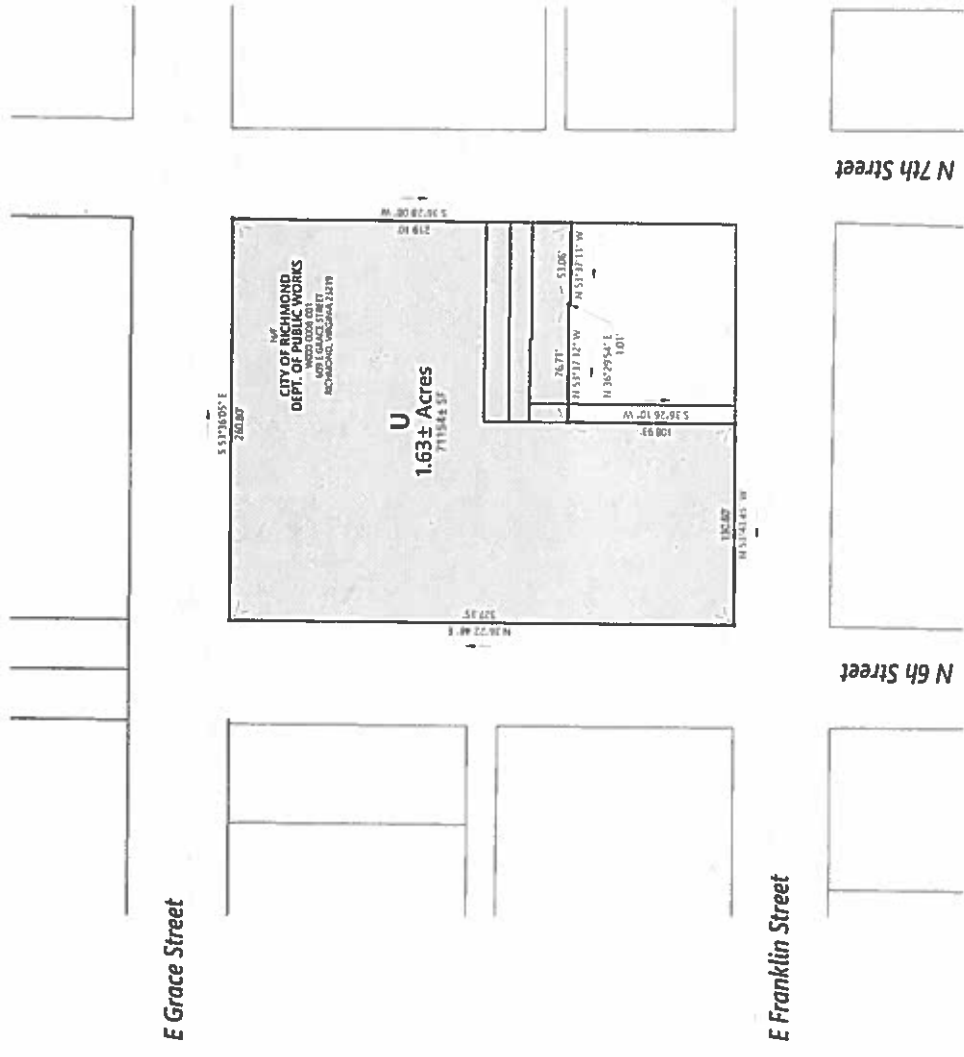
vhb
 115 South 15th Street
 Suite 200
 Richmond, VA 23219
 800.343.7100

Surveys Division, Room 600 City Hall
 900 E. Broad Street, Richmond, Va. 23219
 DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

**North of Broad Redevelopment
 Parcel Boundary Exhibit**

DRAWN BY:	MSR	FIELD NOTE	SCALE	DATE	PROJECT	DPW DWG #
CHECKED BY:	NJI		1"=60'	July 22, 2019		N-20043
						SHEET 9 OF 10

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.



NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____

REFERENCES

REVISIONS:



115 South 15th Street
Suite 200
Richmond, VA 23219
804 343 7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: MSB
CHECKED BY: KJI

Council District

Block No.

**North of Broad Redevelopment
Parcel Boundary Exhibit**

DPW DWG # N-28653
SHEET 10 OF 10

PROJECT

DATE
July 22, 2019

SCALE
1"=60'

FIELD NOTE