

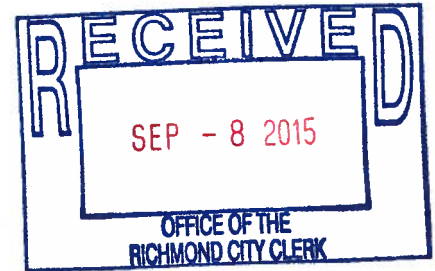
# Bid 1

September 8, 2015

To: Richmond City Council

Re: Port of Richmond

Subject: Unsolicited proposal to lease the Port of Richmond



From: B. David Peck

1510 Harborough Road

Henrico, VA 23238

(804) 840-1489

Resume for B. David Peck:

Taxpayer to the City since 1945, employed hundreds of men and women without any EEOC incidents. Served City for 12 years on Port Commission, major shipping through POR. Chair operating committee of Metropolitan Economic Council. Appointments to State Boards by five Virginia Governors (Holton, Dalton, Robb, Baliles, and Wilder).

Port Operator ([www.peckmarineterminal.com](http://www.peckmarineterminal.com)) will not be in conflict with any POR activity.

A. The Peck Group (PG) became aware of City Council discussion of POR on September 8, 2015 from Mayor's OP ED article in the Richmond Times Dispatch. Therefore the following proposal is not as well prepared as it should be. Mr. Peck urges City Council to have a hearing at which time more businessmen and women (and other state agencies and institutions that would use POR) could discuss the potential of this valuable property.

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## B. Proposal from The Peck Group (PG)

1. City retains ownership of POR
2. PG leases POR for ten years with one ten year option
3. City paid One Hundred Thousand Dollars (\$100,000) per year
4. Every five years, base rent to increase ten percent (\$100,000 to \$110,000)
5. City would receive 25% of net profit from all users
- 6.. VA Port Authority will pay \$75,000 per year for preferential use of waterfront and all waterborne shipments.

7. VPA will pay fair market price for lease of land, warehouses, office, city services, security equipment and infrastructure.
  8. City will choose accounting firm and provide details of operations on regular basis.
  9. All PG transactions will be available and fully transparent.
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