

INTRODUCED: June 10, 2019

AN ORDINANCE No. 2019-154

To amend ch. 8 of the City Code by adding therein a new art. XIII, consisting of § 8-545, concerning the establishment of fees for licenses to temporarily use Main Street Station or portions thereof, and to amend Appendix A of the City Code by adding therein new fees for § 8-545, for the purpose of establishing a schedule of fees for the temporary use of Main Street Station.

\_\_\_\_\_  
Patron – Mayor Stoney

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

PUBLIC HEARING: JUN 24 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That Chapter 8 of the Code of the City of Richmond (2015) be and is hereby amended and reordained by **adding therein a new** Article XIII consisting of a section numbered 8-545, as follows:

**ARTICLE XIII**

**MAIN STREET STATION**

**Sec. 8-545. Fees for temporary use of Main Street Station.**

AYES: 8 NOES: 1 ABSTAIN: \_\_\_\_\_

ADOPTED: JUN 24 2019 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

This section applies to that portion of City-owned real estate located in the block bounded generally by East Main Street to the south, North 15<sup>th</sup> Street and Interstate 95 to the west, East Broad Street to the north, and Ambler Street and Crane Street to the east. The Chief Administrative Officer is authorized to license Main Street Station or any portion thereof for temporary use by the public in the manner provided and to the extent permitted by Section 8-2 only for the fees set forth in Appendix A.

§ 2. That Appendix A of the Code of the City of Richmond (2015) be and is hereby amended and reordained by **adding therein new** fees for section 8-545 of the Code of the City of Richmond (2015) as follows:

<i>Code Section</i>	<i>Description</i>	<i>Fee</i>
8-545	Fees for temporary use of Main Street Station	
	(a) Head house	
	(1) Sunday through Thursday	
	a. Four-hour package	\$3,350.00
	b. Five-hour package	\$3,900.00
	c. Six-hour package	\$4,400.00
	(2) Friday through Saturday	
	a. Four-hour package	\$6,000.00
	b. Five-hour package	\$7,000.00
	c. Six-hour package	\$8,100.00
	(b) Train shed (first floor only)	
	(1) Sunday through Thursday	
	a. Four-hour package	\$2,800.00
	b. Five-hour package	\$2,800.00
	c. Six-hour package	\$2,800.00
	(2) Friday through Saturday	
	a. Four-hour package	\$3,500.00
	b. Five-hour package	\$3,500.00
	c. Six-hour package	\$3,500.00
	(c) Train shed (second floor only)	
	(1) Sunday through Thursday	
	a. Four-hour package	
	1. Zero to 500 patrons	\$6,600.00
	2. 501 to 1,000 patrons	\$6,800.00
	3. 1,001 or more patrons	\$7,700.00
	b. Five-hour package	

	1.	Zero to 500 patrons	\$7,700.00
	2.	501 to 1,000 patrons	\$7,900.00
	3.	1,001 or more patrons	\$8,700.00
	c.	Six-hour package	
	1.	Zero to 500 patrons	\$8,700.00
	2.	501 to 1,000 patrons	\$8,900.00
	3.	1,001 or more patrons	\$9,800.00
(2)		Friday through Saturday	
	a.	Four-hour package	
	1.	Zero to 500 patrons	\$12,500.00
	2.	501 to 1,000 patrons	\$12,700.00
	3.	1,001 or more patrons	\$13,500.00
	b.	Five-hour package	
	1.	Zero to 500 patrons	\$13,500.00
	2.	501 to 1,000 patrons	\$13,700.00
	3.	1,001 or more patrons	\$14,600.00
	c.	Six-hour package	
	1.	Zero to 500 patrons	\$14,600.00
	2.	501 to 1,000 patrons	\$14,800.00
	3.	1,001 or more patrons	\$15,600.00
	(d)	Catering preparation room	\$200.00
	(e)	Bride's green room	\$200.00

§ 3. This ordinance shall be in force and effect on July 1, 2019.

DCAO  
Received  
MAY 14 2019



# CITY OF RICHMOND

## INTRACITY CORRESPONDENCE

Finance & Administration

O&R

### REQUEST

**DATE:** May 9, 2019  
**TO:** The Honorable Members of City Council  
**THROUGH:** The Honorable Levar M. Stoney, Mayor  
**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer  
**THROUGH:** Lenora Reid, DCAO, Finance and Administration  
**THROUGH:** John Wack, Director of Finance  
**THROUGH:** Jay Brown, Director, Budget & Strategic Planning  
**THROUGH:** Robert Steidel, DCAO, Operations  
**FROM:** Bobby Vincent Jr., Director of Public Works

*JS*  
*GL*  
*SC*  
*JR*  
*JW*  
*JB*  
*RS*  
*BV*

EDITION O & R REQUEST

4-8829  
MAY 16 2019

Office of the  
Chief Administrative Officer

RECEIVED

JUN 07 2019

OFFICE OF THE CITY ATTORNEY

**SUBJECT:** MAIN STREET STATION RENTAL FEES

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To amend City Code to establish fees and rates to be charged by the City's Department of Public Works for leasing space at a Main Street Station Venues, as set forth on the attached Fiscal Year 2020 Rental Fee Schedule.

**REASON:** The management of the Main Street Station will be transferred to the City of Richmond (the City) effective July 1, 2019. The City's management would maximize the opportunity for greater efficiency and accountability and strengthen the City's ability and capacity to effect economic development.

**RECOMMENDATION:** Approval is recommended by the City Administration.

**BACKGROUND:** The City and the RMTA entered into the original Management Agreement on June 30, 2003, which was approved by Ordinance 2003-85-71, with a designated expiration date of June 30, 2006. The RMTA management pursuant to the agreement includes facility security (per active train station Homeland Security policies), facility caretaker (per AMTRAK/City Agreement), custodial services, event planning, facility operations for the Department of

Economic and Community Development offices in the Headhouse and general maintenance of the station (per grant obligation following the Secretary of Interior Guidelines for Rehabilitation).

The First Amendment extended the Management Agreement for two years until June 30, 2008. The Second Amendment revised the Management Agreement from granting a two (2) year extension to a (1) year extension and extended the Agreement to June 30, 2009. The Third, Fourth, Fifth, Sixth, Seventh, Eighth, and Ninth Amendments extended the Management Agreement to June 30, 2010, June 30, 2011, June 30, 2012, June 30, 2013, June 30, 2014, June 30, 2016, and June 30, 2017, respectively. The Tenth Amendment extended the term to December 31, 2018.

At the time of the original Management Agreement, only the Main Street Station Headhouse, central plant and parking east of the Headhouse were included in the Management Agreement, representing the property under the control of the City. Since that time, the City purchased the train shed and surrounding property including the Seaboard Building at 1500 E. Franklin St. Additionally, the City built the Plaza at Main St. Station south of the Headhouse on Main St. to serve as an improved passenger drop off facility, a tourism center for the motor coach industry, a parking facility to serve the Station and opened the region's most comprehensive electric vehicle charging station capable of serving all electric cars in service. Megabus began and continues operation at the Plaza at Main St. Station and serves 11,000 Megabus passengers a month.

The Tenth Amendment clarified the definition of the Train Shed in the Management Agreement, ensuring the services extended to the newly renovated train shed while accommodating the Virginia Tourism Welcome enter (a portion of the train shed licensed to the Virginia Tourism Corporation pursuant to Ordinance No. 2016-035).

The Eleventh Amendment to the Management Agreement between the City and the RMTA approved the extension of the Management Agreement for an additional six months ending on June 30, 2019 to transition management to the City. Effective July 1, 2019, the Department of Public Works will assume management of the Main Street Station.

**FISCAL IMPACT TO CITY/COST:** The City's FY'20 Proposed General Fund Budget includes the operating budget for the operating and maintenance costs, utilities, security, janitorial, landscaping, payroll for building operation and management as well as revenue from rental fees.

**FISCAL IMPLICATIONS:** Anticipated revenue from rental fees.

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO THE CITY:** These rates are included in FY'20 Budget, Ordinance No. 2019-042 adopted May 13, 2019.

**DESIRED EFFECTIVE DATE:** July 1, 2019

**REQUESTED INTRODUCTION DATE:** June 10, 2019

**CITY COUNCIL PUBLIC HEARING:** June 24, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Finance and Economic Development (June 20, 2019)

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** N/A

**AFFECTED AGENCIES:** Public Works

**RELATIONSHIP TO EXISTING ORD. OR RES:**

Ordinance 2003-85-71, Original RMA Agreement

Ordinance 2006-38-57, First Amendment

Ordinance 2008-149-147, Second Amendment

Ordinance 2009-111-120, Third Amendment

Ordinance 2010-144-143, Fourth Amendment

Ordinance 2011-125-128, Fifth Amendment

Ordinance 2012-81-82, Sixth Amendment

Ordinance 2013-115-123, Seventh Amendment

Ordinance 2014-135-130, Eight Amendment

Ordinance 2016-143, Ninth Amendment

Ordinance 2017-119, Tenth Amendment

Ordinance 2019-105, Eleventh Amendment

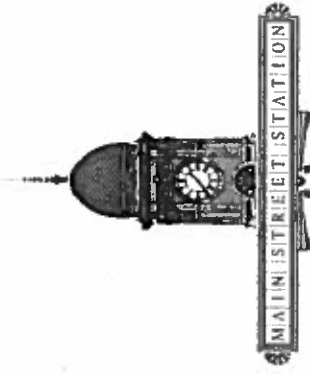
**REQUIRED CHANGES TO WORK PROGRAM (S):** None

**ATTACHMENTS:** Ordinance No. 2019-105, adopted April 22, 2019, FY'2020 Rental Fee Schedule

**STAFF:** Jeannie Welliver, DPW (646-7322)

Lynne Lancaster, DPW (646-6006)

# DPW Proposed FY'20 Rental Fees - Effective July 1, 2019



6 Hour Package							
6 Hour Package 2020 Pricing							
Shed							
Number of patrons	0-500	501-1,000	1,000-1,499	0-500	501-1,000	1,000-1,499	1st Floor
		Weekday (Sunday thru Thursday)		Weekend (Friday and Saturday)			
Rental Fee w/Security Deposit	\$8,700.00	\$8,900.00	\$9,800.00	\$14,600.00	\$14,800.00	\$15,600.00	
5 Hour Package							
5 Hour Package 2020 Pricing							
Number of patrons	0-500	501-1,000	1,000-1,499	0-500	501-1,000	1,000-1,499	1st Floor
		Weekday		Weekend			
Rental Fee w/Security Deposit	\$7,700.00	\$7,900.00	\$8,700.00	\$13,500.00	\$13,700.00	\$14,600.00	
4 Hour Package							
4 Hour Package 2020 Pricing							
Number of patrons	0-500	501-1,000	1,000-1,499	0-500	501-1,000	1,000-1,499	1st Floor
		Weekday		Weekend			
Rental Fee w/Security Deposit	\$6,600.00	\$6,800.00	\$7,700.00	\$12,500.00	\$12,700.00	\$13,500.00	
		Weekday		Weekend			
Rental Fee w/Security Deposit	\$4,400.00	\$4,400.00	\$4,400.00	\$7,000.00	\$7,000.00	\$7,000.00	
		Weekday		Weekend			
Rental Fee w/Security Deposit	\$3,350.00	\$3,350.00	\$3,350.00	\$6,000.00	\$6,000.00	\$6,000.00	
		Weekday		Weekend			
Rental Fee w/Security Deposit	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	
		Weekday		Weekend			

Notes:  
 Refundable security deposit - \$1,000.00  
 Rental Fee for Catering Prep Room- \$200.00  
 Rental Fee for Bride's Green Room- \$200.00