

INTRODUCED: October 12, 2015

AN ORDINANCE No. 2015-226-220

To declare surplus and to direct the sale of City-owned real estate located at 100 West Baker Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating private investment, job creation, and economic development in the area around the property.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 9 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That real estate owned by the City of Richmond, located at 100 West Baker Street and identified as Tax Parcel No. N000-0126/001 in the 2015 records of the City Assessor hereby is declared surplus real estate and is directed to be sold for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating private investment, job creation, and economic development in the area around the property in accordance with the applicable provisions of Chapter 26 of the Code of the City of Richmond

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 9 2015 REJECTED: _____ STRICKEN: _____

(2004), as amended, the Charter of the City of Richmond (2010), as amended, the Code of Virginia (1950), as amended, and the Constitution of Virginia.

§ 2. That, pursuant to section 26-86(b) of the Code of the City of Richmond (2004), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such other documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the sale of such property.

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

SEP 22 2015



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: September 22, 2015

RECEIVED
EDITION: 1

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

OCT 01 2015

THROUGH: DWIGHT C. JONES, MAYOR

OFFICE OF CITY ATTORNEY

THROUGH: SELENA CUFFEE- GLENN, CHIEF ADMINISTRATIVE OFFICER

SCG

THROUGH: PETER L. DOWNEY, INTERIM DEPUTY CHIEF ADMINISTRATIVE OFFICER FOR ECONOMIC DEVELOPMENT AND PLANNING

FROM: DOUGLAS C. DUNLAP, INTERIM DIRECTOR OF ECONOMIC & COMMUNITY DEVELOPMENT

RE: TO DECLARE AS SURPLUS AND AUTHORIZE THE CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT 100 W. BAKER STREET TO RICHMOND REDEVELOPMENT HOUSING AUTHORITY (RRHA).

ORD. OR RES. No. _____

PURPOSE: TO DECLARE AS SURPLUS AND AUTHORIZE CONVEYANCE OF THE CITY -OWNED PROPERTY LOCATED AT 100 W. BAKER STREET (TAX PARCEL # N0000126001) TO RRHA (PURCHASER).

REASON: In conformance with Section 15.2-1803 of the Code of Virginia, an ordinance is needed to accept from the School Board the conveyance of the real property located at 100 W. Baker Street and to authorize the execution of the deed by the Chief Administrative Officer. That authorization is contained in a companion ordinance and upon approval of that companion ordinance the City wishes to convey the property located at 100 W. Baker Street to RRHA for redevelopment.

This property was formerly controlled by the School Board and was formerly operated as the Baker Elementary School. The building was constructed in 1939. On June 1, 2015 the School Board approved the attached Resolution executed on June 3, 2015 conveying management and control of the property to the City for disposition. The building is currently not being used for. The City's intent is to convey the property to

O & R Request

RRHA for redevelopment of senior housing as a part of the Fay Towers RAD conversion. By conveying this property, the City will stimulate private investment, job creation and economic development in the area.

RECOMMENDATION: The City Administration including the Department of Economic Development and Community Development recommend approval.

BACKGROUND: The 100 W. Baker Street property consists of approximately 1.69 acres of land and a school building that was constructed in 1939. The building improvements total approximately 75,657 square feet including the basement level. On June 1, 2015 the School Board approved the attached Resolution conveying management and control of the 100 W. Baker Street property to the City for disposition. The 100 W. Baker Street site is adjacent to the Gilpin Court housing development. The property was originally acquired by the City of Richmond by condemnation in 1938 for school purposes. The property was being operated as an elementary school until it closed in 2013. The building is currently not being used.

FISCAL IMPACT/COST TO CITY: The City intends to maintain the property at a cost of approximately \$50,000 per year until it is conveyed to RRHA.

REVENUE TO CITY: Once the property is sold for redevelopment will become taxable real estate on the City's real estate tax rolls.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: September 14, 2015

CITY COUNCIL PUBLIC HEARING DATE: September 28, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing & Transportation Committee on September 22, 2015; or City Planning Commission on September 21, 2015.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Mayor, Chief Administrative Officer, Public Utilities, Finance, Budget, Public Works, Economic and Community Development

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: School Board Resolution dated June 1, 2015 and executed June 3, 2015. Quitclaim Deed dated June 3, 2015.

O & R Request

STAFF: Lee Downey, Economic Development and Planning 646- 7646

Douglas Dunlap, Economic & Community Development 646-6822

Jane Ferrara, Economic & Community Development 646-6737

Paul McClellan, Economic & Community Development 646-3061

Prepared By:
Harrell & Chambliss LLP
VSB# 22098
707 E. Main Street, Suite 1000
Richmond, VA 23219

Tax Parcel # N0000126001 – 100 W. Baker Street, Richmond, VA 23220

THIS QUITCLAIM DEED, made and entered into as the 3rd day of June, 2015,
by and between the **SCHOOL BOARD OF THE CITY OF RICHMOND** (“Grantor”)
and the **CITY OF RICHMOND** (“Grantee”).

WHEREAS, pursuant to Section 22.1-129(A) of the Code of Virginia (“Section 22.1-129 (A)”), Grantor has declared surplus, the real estate described in the Schedule A attached hereto (the “Property”) and conveyed the management and control of the Property to Grantee, by resolution approved June 1, 2015; and

WHEREAS, Grantor has no ownership interest in the Property but desires to comply with Grantee’s request that it enter into a quitclaim deed pursuant to Section 22.1-129(A), to evince that it has released and conveyed any interest it might have in the Property.

WITNESSETH:

That for valuable consideration received, the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby quitclaims, releases, and conveys unto the Grantee any and all right, title and interest it may possess in and to the Property.

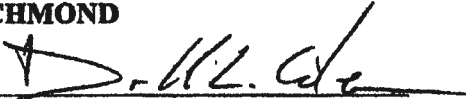
Notwithstanding, pursuant to Section 42-21 of the City Code, and City Council Ordinance No. 2013-22-71, adopted May 13, 2013, (the “Ordinance”) should Grantee sell, lease or otherwise utilize the Property, the proceeds of the sale, lease or other use of the Property, subject to certain withholdings described in the Ordinance, shall be placed into a special reserve assigned to support public schools in the City. The City

Council may appropriate funds from this reserve for the construction of new public school facilities or for the capital repair or renovation of existing active school properties.

WITNESS the following signatures and seals:

GRANTOR:

SCHOOL BOARD OF THE CITY OF RICHMOND

By: 
Donald L. Coleman, Chairman

STATE OF VIRGINIA

CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 3 day of June, 2015 by Donald L. Coleman, as Chairman of the School Board of the City of Richmond.

My commission expires: 4/30/2017

Notarial Registration Number: 7271676


Notary Public

[SEAL]



GRANTEE:

CITY OF RICHMOND, VIRGINIA,
a municipal corporation

By: _____
Selena Cuffee - Glenn
Chief Administrative Officer

As authorized by Ordinance No.: _____,

Adopted _____, 201_.

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

The foregoing Deed was acknowledged before me this ___ day of _____, 2015,
by Selena Cuffee - Glenn, Chief Administrative Officer of City of Richmond, Virginia, a
municipal corporation, on behalf of such municipal corporation.

My commission expires: _____

Notary Registration Number: _____

Notary Public

[SEAL]

SCHEDULE A

ALL those certain lots, pieces of parcels of land, lying and being in the City of Richmond and designated as 100 W. Baker Street.

6/1/2015

RESOLUTION

WHEREAS, certain real property, further described herein, (the "Property") was obtained by the City of Richmond, Virginia (the "City");

WHEREAS, the Property, the former site of the alternative school, with the street address of 100 West Baker Street, Richmond, Virginia 23220 (Tax Parcel Number N0000126001);

WHEREAS, the Property is currently under the management and control of the School Board; and

WHEREAS, pursuant to Section 22.1-129(A) of the Code of Virginia, the School Board has determined that it will have no further use for the Property.

BE IT THEREFORE RESOLVED by the School Board that the Property will be deemed surplus, and the management and control of the Property will convey to the City upon approval of this Resolution.

BE IT FURTHER RESOLVED by the School Board that pursuant to Section 42-41 of the City Code, as amended, the School Board requests that, when payments are made to the City of money arising from the sale of the Property, such receipts, with the exception of certain withholdings, shall be credited to a special reserve assigned to support the public schools in the City to be appropriated for the construction of new public school facilities or for the capital repair or renovation of existing active school properties.

BE IT FURTHER RESOLVED that upon approval of this Resolution, the School Board authorizes the Chair of the School Board to execute a quitclaim deed to the City for the Property.

6/1/2015

D. L. Coleman
School Board Chair

Date: 6, 3, 2015

Angela C. Lewis
School Board Clerk

STATE OF VIRGINIA

CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 3 day of June, 2015 by Donald L. Coleman, as Chair of the School Board of the City of Richmond.

My commission expires: 4/30/2017

Notary Registration Number: 7271676

Timothy Williams
Notary Public

[SEAL]

