

INTRODUCED: December 14, 2020

AN ORDINANCE No. 2020-262

To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Harry and Betty Loving, LLC and Loving’s Produce, LLC and known as 200 North 17th Street, 208 North 17th Street, 212 North 17th Street, 214 North 17th Street, 220 North 17th Street, 222 North 17th Street, 103 Ambler Street, 1600 East Franklin Street, 1604 East Franklin Street, 1606 East Franklin Street, 1610 East Franklin Street, and 1601 East Grace Street for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the city of Richmond.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 11 2021 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of the following properties, with tax parcel numbers as shown in the 2020 records of the City Assessor, from its current owners, Harry and Betty Loving, LLC and Loving’s Produce, LLC, for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the city of Richmond:

200 North 17 th Street	Tax Parcel No. E000-0159/015
208 North 17 th Street	Tax Parcel No. E000-0159/013
212 North 17 th Street	Tax Parcel No. E000-0159/012
214 North 17 th Street	Tax Parcel No. E000-0159/011
220 North 17 th Street	Tax Parcel No. E000-0159/009
222 North 17 th Street	Tax Parcel No. E000-0159/008

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 11 2021 REJECTED: _____ STRICKEN: _____

103 Ambler Street	Tax Parcel No. E000-0129/022
1600 East Franklin Street	Tax Parcel No. E000-0129/019
1604 East Franklin Street	Tax Parcel No. E000-0129/003
1606 East Franklin Street	Tax Parcel No. E000-0129/018
1610 East Franklin Street	Tax Parcel No. E000-0129/012
1601 East Grace Street	Tax Parcel No. E000-0129/029

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the following parcels of real property with tax parcel numbers as shown in the 2020 records of the City Assessor, from its current owners, Harry and Betty Loving, LLC and Loving’s Produce, LLC, for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the city of Richmond:

200 North 17 th Street	Tax Parcel No. E000-0159/015
208 North 17 th Street	Tax Parcel No. E000-0159/013
212 North 17 th Street	Tax Parcel No. E000-0159/012
214 North 17 th Street	Tax Parcel No. E000-0159/011
220 North 17 th Street	Tax Parcel No. E000-0159/009
222 North 17 th Street	Tax Parcel No. E000-0159/008
103 Ambler Street	Tax Parcel No. E000-0129/022
1600 East Franklin Street	Tax Parcel No. E000-0129/019
1604 East Franklin Street	Tax Parcel No. E000-0129/003
1606 East Franklin Street	Tax Parcel No. E000-0129/018
1610 East Franklin Street	Tax Parcel No. E000-0129/012
1601 East Grace Street	Tax Parcel No. E000-0129/029

§ 2. That the Chief Administrative Officer or the designee thereof is hereby authorized and directed to, within the constraints imposed by this ordinance, (i) acquire, by gift, purchase, condemnation or otherwise, the parcels of real property referenced in section 1 of this ordinance, (ii) act for and on behalf of the City of Richmond in agreeing or disagreeing with the owners of the parcels of real property referenced in section 1 of this ordinance from whom such parcels must be acquired upon the compensation to be paid therefor, and (iii) to execute the deeds and other documents necessary to complete the acquisition and acceptance of the parcels of real property

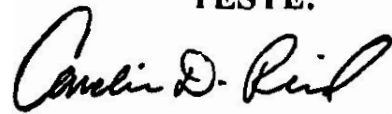
referenced in section 1 of this ordinance, provided that all such deeds and other documents first must be approved as form by the City Attorney or the designee thereof.

§ 3. That in the event the City cannot agree with any owner of a parcel of real property referenced in section 1 of this ordinance to be acquired pursuant to this ordinance on the terms of purchase thereof, the City Attorney is authorized to acquire such parcel by undertaking appropriate condemnation proceedings to exercise the City's power of eminent domain for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the city of Richmond

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

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camelin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk

RECEIVED

By Barbara Fore at 2:03 pm, Dec 04, 2020

RECEIVED

By CAQ Office at 8:32 am, Nov 18, 2020

RECEIVED

By Barbara Fore at 3:11 pm, Nov 20, 2020

2020-171



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: October 20, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer

THROUGH: John B. Wack, Director of Finance

THROUGH: Chris Frelke, Director of Parks & Recreation

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

FROM: Sharon L. Ebert, DCAO – Planning & Economic Development Portfolio

RE: To declare a public necessity exists and to authorize the City's acquisition of twelve parcels of real estate for the planned Enslaved African Heritage Campus in Shockoe Bottom.

ORD. OR RES. No. _____

PURPOSE:

To declare a public necessity exists and to authorize the CAO to acquire on behalf of the City the twelve parcels of real estate listed below (the "Acquisition Parcels") for the planned Enslaved African Heritage Campus in Shockoe Bottom.

	Address	Tax Parcel No.
1.	1600 E Franklin Street	E0000129019
2.	1604 E. Franklin Street	E0000129003
3.	1606 E. Franklin Street	E0000129018
4.	1610 E. Franklin Street	E0000129012
5.	103 Ambler Street	E0000129022
6.	1601 E. Grace Street	E0000129029
7.	222 N. 17th Street	E0000159008
8.	220 N. 17th Street	E0000159009
9.	214 N. 17th Street	E0000159011

10.	212 N. 17th Street	E0000159012
11.	208 N. 17th Street	E0000159013
12.	200 N. 17th Street	E0000159015

REASON: An ordinance is necessary to authorize the City's acquisition of the parcels.

RECOMMENDATION: The City Administration recommends approval.

BACKGROUND:

This ordinance authorizes the City's acquisition of the Acquisition Parcels, which are needed for the planned Enslaved African Heritage Campus in Shockoe Bottom. Cumulatively, the Acquisition Parcels cover approximately 1.75 acres of land area and are assessed by the City Assessor at a total value of \$2,398,000. The ultimate purchase price will be based upon fair market values of the properties, which will be determined following the City securing professional real estate appraisals and may take into account the fact that all or a portion of each of the Acquisition Parcels falls within the FEMA 100 year flood plain. Parcels will be acquired utilizing funds from the Enslaved African Heritage Campus project in the City's CIP. The CIP project was created by and provided initial funding of \$1.7M via Ord. No. 2020-194; however, additional funding to the CIP project is expected in the future via budget amendment and/or subsequent annual appropriations.

The Enslaved African Heritage Campus project reflects significant advocacy over many decades by numerous individuals and organizations to properly honor and memorialize the trade in enslaved Africans that was centered in Shockoe. Numerous proposals have been made for how best to achieve this goal including a memorial park and a National Slavery Museum. In 2018, the Rose Fellowship began to bring these various proposals into focus. The Rose Fellowship suggested the creation of an inclusive community engagement strategy which led to the Mayor's creation of the Shockoe Alliance to guide the community conversation to develop a Shared Vision for Shockoe that would be incorporated into an area plan. In 2019, the VCU Center for Urban Regional Analysis at Virginia Commonwealth University prepared a study, *Shockoe Bottom Memorialization: Community and Economic Impacts*, for Preservation Virginia, Sacred Ground Historical Reclamation Project and the National Trust for Historic Preservation. CURA stated in the report that the Shockoe Bottom Memorial Campus "has the potential to become a site of reflection, contemplation, perseverance, innovation, and heritage tourism." (For reference, see the CURA Impact Study attached.) The notion of a "Campus" in Shockoe came from the Center for Design Engagement that envisioned a project that combined a memorial park and museum with other development opportunities that create equity in the area.

Most recently, a conceptual plan for the project was completed thanks to significant efforts undertaken by the Sacred Ground Historical Reclamation Project, Preservation Virginia, and the National Trust for Historic Preservation.

FISCAL IMPACT / COST: CIP funds will be used to purchase the property, which has a cumulative 2021 assessed value of \$2,398,000. The ultimate purchase price will be based upon fair market values of the properties, which will be determined following the City securing pro-

fessional real estate appraisals and may take into account the fact that all or a portion of each of the Acquisition Parcels falls within the FEMA 100 year flood plain.

FISCAL IMPLICATIONS: The City's acquisition would change the parcel from taxable to tax exempt, resulting in a decrease in annual real estate taxes levied of approximately \$30,146 according to information from the City Assessor.

BUDGET AMENDMENT NECESSARY: Not at this time. Parcels will be acquired utilizing funds from the Enslaved African Heritage Campus project in the City's CIP. The CIP project was created by and provided initial funding of \$1.7M via Ord. No. 2020-194; however, additional funding to the CIP project is expected in the future via budget amendment and/or subsequent annual appropriations. If the cumulative purchase price for the Acquisition Parcels ultimately exceeds \$1.7M (minus any other expenditures), then completing all of the acquisitions will not occur until funds are added to the CIP project in the future as expected.

REVENUE TO CITY: N/A

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 14, 2020

CITY COUNCIL PUBLIC HEARING DATE: January 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: N/A

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission

AFFECTED AGENCIES: Budget and Strategic Planning, Finance, Economic Development, Parks and Recreation, Public Works, Public Utilities, City Attorney's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No 2020-194 creates the Enslaved African Heritage Campus CIP Project for which the parcels are needed.

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Chart listing the Acquisition Parcels; Map showing the Acquisition Parcels

STAFF: Kimberly Chen, Senior Manager
Paul McClellan, Community and Economic Development Administrator for Real Estate Strategies

List of Anticipated Acquisition Parcels - Enslaved African Heritage Campus

Properties to be acquired on block bounded by E. Franklin St., Ambler St. and E. Grace St. for Parking Facility & Visitor's Center						
Property Address	Tax ID#:	Property Owner:	Acreage:	Existing Zoning:	2023 Assessed Value:	Comments:
1600 E. Franklin Street	0000129019	Loving Harry & Betty LLC c/o Wright Dunn & Co LLC	0.107	M-1	\$131,000	Parcel lies within FEMA 100yr Flood Plain.
1604 E. Franklin Street	0000129003	Loving Harry & Betty LLC c/o Wright Dunn & Co LLC	0.122	M-1	\$149,000	Parcel lies within FEMA 100yr Flood Plain.
1606 E. Franklin Street	0000129018	Loving Harry & Betty LLC c/o Wright Dunn & Co LLC	0.054	M-1	\$68,000	Parcel lies within FEMA 100yr Flood Plain.
1610 E. Franklin Street	0000129012	Loving Harry & Betty LLC c/o Wright Dunn & Co LLC	0.407	M-1	\$499,000	Parcel lies within FEMA 100yr Flood Plain.
103 Ambler Street	0000129022	Loving Harry & Betty LLC c/o Wright Dunn & Co LLC	0.254	M-1	\$309,000	Parcel lies within FEMA 100yr Flood Plain.
1601 E. Grace Street	0000129019	Loving Harry & Betty LLC c/o Wright Dunn & Co LLC	0.18	M-1	\$467,000	Parcel lies within FEMA 100yr Flood Plain. The property includes a 3 story 20,435 sf warehouse building.
			Acreage:		Assessed Value:	\$1,623,000
Properties to be acquired on block bounded by N. 17th St., Crane St. and E. Grace St. for Shockoe Bottom Memorial Campus						
Property Address	Tax ID#:	Property Owner:	Acreage:	Existing Zoning:	2023 Assessed Value:	Comments:
222 N. 17th Street	0000159008	Lovings Produce LLC c/o Harry W Lovings	0.191	M-1	\$238,000	Portion of parcel lies within FEMA 100yr Flood Plain.
220 N. 17th Street	0000159009	Lovings Produce LLC c/o Harry W Lovings	0.048	M-1	\$60,000	Portion of parcel lies within FEMA 100yr Flood Plain.
214 N. 17th Street	0000159011	Lovings Produce LLC c/o Harry W Lovings	0.096	M-1	\$119,000	Portion of parcel lies within FEMA 100yr Flood Plain.
212 N. 17th Street	0000159012	Lovings Produce LLC c/o Harry W Lovings	0.048	M-1	\$60,000	Portion of parcel lies within FEMA 100yr Flood Plain.
208 N. 17th Street	0000159013	Lovings Produce LLC c/o Harry W Lovings	0.096	M-1	\$119,000	Portion of parcel lies within FEMA 100yr Flood Plain.
200 N. 17th Street	0000159013	Lovings Produce LLC c/o Harry W Lovings	0.145	M-1	\$179,000	Portion of parcel lies within FEMA 100yr Flood Plain.
			Acreage:		Assessed Value:	\$775,000
			Total Acreage:	2.750	Total Assessed Value:	\$2,398,000

*All information in chart reflects status as of Oct. 15, 2020

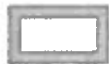
FEMA Floodplains Map



This map shows the 100 and 500 year floodplains, base flood elevations, and cross sections of the James River in the City of Richmond

200ft

DTI | DFIPM



= Anticipated Acquisition Parcels