

INTRODUCED: April 13, 2015

AN ORDINANCE No. 2015-83-64

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 1418 North 27th Street and to authorize the conveyance of such property for nominal consideration to Bon Secours – Richmond Community Hospital, Incorporated for the purpose of developing medical and related facilities.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 27 2015 AT 6 P.M.

WHEREAS, pursuant to sections 58.1-3970 and 58.1-3970.1 of the Code of Virginia (1950), as amended, the City of Richmond is authorized to acquire tax delinquent properties sold pursuant to sections 58.1-3965 through 58.1-3974 of the Code of Virginia (1950), as amended, or pursuant to any other provision of law for the enforcement of tax liens; and

WHEREAS, the property located at 1418 North 27th Street, with Tax Parcel No. E000-0714/006, is eligible to be sold at a judicial sale for delinquent taxes; and

WHEREAS, the City desires to acquire the aforesaid property for the purposes of eliminating blight and making such property available for redevelopment; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: APR 27 2015 REJECTED: _____ STRICKEN: _____

WHEREAS, any such acquisition is subject to the approval of the Circuit Court of the City of Richmond; and

WHEREAS, upon acquisition, the City desires to convey the aforesaid property to Bon Secours – Richmond Community Hospital, Incorporated by special warranty deed for the purpose of developing medical and related facilities; and

WHEREAS, the Chief Administrative Officer’s authority to convey the aforesaid property to Bon Secours – Richmond Community Hospital, Incorporated is contingent upon the City’s acquisition of the aforesaid property and is, therefore, null and void if the Circuit Court of the City of Richmond should reject the City’s offer to acquire;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That pursuant to sections 58.1-3970 and 58.1-3970.1 of the Code of Virginia (1950), as amended, the Chief Administrative Officer, or the designee thereof, is hereby authorized to acquire, at a tax delinquent judicial sale, the property located at 1418 North 27th Street, with Tax Parcel No. E000-0714/006, for the purposes of eliminating blight and making such property available for redevelopment.

§ 2. That upon acquisition of said property and in accordance with section 26-89 of the Code of the City of Richmond (2004), as amended, the Chief Administrative Officer, or the designee thereof, is hereby authorized on behalf of the City of Richmond to convey the property located at 1418 North 27th Street, with Tax Parcel No. E000-0714/006, to Bon Secours – Richmond Community Hospital, Incorporated for nominal consideration for the purpose of developing medical and related facilities.

§ 3. That pursuant to section 26-86(b) of the Code of the city of Richmond (2004), as amended, the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, is hereby authorized to execute 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 conveyance of such property.

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



CITY OF RICHMOND

RECEIVED

INTRACITY CORRESPONDENCE

APR 01 2015

OFFICE OF CITY ATTORNEY

O&R REQUEST

DATE: March 25, 2015

EDITION: 1

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

THROUGH: DWIGHT C. JONES, MAYOR 

THROUGH: CHRISTOPHER L. BESCHLER, INTERIM CHIEF ADMINISTRATIVE OFFICER 

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

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

RE: TO DECLARE THAT A PUBLIC NECESSITY EXISTS AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER OR THE DESIGNEE THEREOF, FOR AND ON BEHALF OF THE CITY OF RICHMOND, TO ACQUIRE, AT A TAX DELINQUENT JUDICIAL SALE, THE PROPERTY LOCATED AT 1418 NORTH 27TH STREET AND TO AUTHORIZE THE CONVEYANCE OF SUCH PROPERTY TO BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC., FOR THE PURPOSE OF DEVELOPMENT OF MEDICAL AND RELATED FACILITIES.

ORD. OR RES. No. _____

PURPOSE: To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 1418 North 27th Street and to authorize the conveyance of such property for nominal consideration to Bon Secours-Richmond Community Hospital, Inc. (Bon Secours), for the purpose of development of medical and related facilities.

REASON: To authorize the Chief Administrative Officer to acquire the tax delinquent property located at 1418 N. 27th Street at a tax delinquent judicial sale and to enter into any necessary agreements to convey the property to Bon Secours – Richmond Community Hospital, Inc. for the purpose of development of medical and related

O & R Request

facilities as outlined in a Performance Agreement dated July 8, 2013 between Bon Secours and the Economic Development Authority.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: As part of the City's redevelopment efforts, the City sometimes acquires tax delinquent parcels pursuant to Sections 58.1-3970 and 58.1-3970.1 of the Code of Virginia. The City then endeavors to return the property to productive use and to the tax rolls by seeking bids for acquisition from the general public at auction. However, in this case the City intends to ask the Court to allow conveyance of the property to the City so that the City can transfer the property to Bon Secours for its proposed expansion of Richmond Community Hospital. Pursuant to the Performance Agreement between the Economic Development Authority and Bon Secours dated July 8, 2013, Bon Secours is obligated to develop additional medical and related facilities at or near their existing hospital campus or at an alternate site. The Performance Agreement notes that Bon Secours' obligations are subject to acquiring all the land for their expansion project or identifying an alternate site agreeable to both parties. The hospital expansion is a key component of the City's East End Transformation which intends to improve neighborhood housing and community services including health services. Bon Secours has previously acquired all the property in the block bounded by Nine Mile Road, N.27th Street, T Street and N.26th Street except this parcel located at 1418 N. 27th Street. Bon Secours estimates overall construction costs for the entire expansion project are \$8.5 million with 75 Full Time Employees and an annual payroll of \$6.7 million.

FISCAL IMPACT/COST TO CITY: The City does not expect any fiscal impact from this transaction.

REVENUE TO CITY: Once the property is redeveloped with the proposed health care use, the property will become taxable real estate on the City's real estate tax rolls.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: April 13, 2015

CITY COUNCIL PUBLIC HEARING DATE: April 27, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, April 20, 2015

AFFECTED AGENCIES: Public Utilities, Planning and Development Review, Finance, Budget, Public Works, Economic and Community Development

O & R Request

RELATIONSHIP TO EXISTING ORD. OR RES.: 2012-214-192 and 2012-230-218.

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS:

STAFF:

Mark Kronenthal, Office of Mayor Dwight C. Jones 971-1529

Doug Dunlap, Economic & Community Development 646-6822

Denise Lawus, Economic & Community Development 646-3975

Paul McClellan, Economic & Community Development 646-3061
