



# CITY OF RICHMOND

## INTRACITY CORRESPONDENCE

### O&R REQUEST

**DATE:** May 15, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sabrina Joy-Hogg, DCAO – Finance and Administration Portfolio

**THROUGH:** Sheila White, Director of Finance

**THROUGH:** Jason May, Director of Budget and Strategic Planning

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

**FROM:** Matthew A. Welch, Senior Policy Advisor 

**RE:** First Amendment to Deed of Facilities Lease Agreement for Port of Richmond

**ORD. OR RES. No.**

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**PURPOSE:** To authorize the Chief Administrative Officer (“CAO”) to, for and on behalf of the City of Richmond (“City”), execute the First Amendment to Deed of Facilities Lease Agreement for Port of Richmond.

**REASON:** Council approval is necessary to approve the lease amendment. The amendment is desired by the Department of Public Works (DPW) in order to accommodate the Deepwater Terminal Road Connector to Goodes Street CIP project.

**RECOMMENDATION:** The City Administration recommends approval.

**BACKGROUND:** In 2015, the City entered into the Deed of Facilities Lease Agreement for Port of Richmond by and between the City (as Lessor) and the Virginia Port Authority (“VPA”) (as Lessee), pursuant to which the City leased the Port of Richmond and associated real estate to VPA for a period of 40 years (the “Port Lease”). The “Leased Premises” set forth in the Port Lease total 153.129 acres with an annual rent of \$180,000 due to be paid by VPA to the City.

A small portion (4.429 acres) of such Leased Premises (“ROW Dedication Area”) is needed as part of

DPW's Deepwater Terminal Road Connector to Goodes Street CIP project. In order to accommodate use of such ROW Dedication Area for the CIP project, the Port Lease must be amended to remove the acreage from the Leased Premises. This O&R Request seeks legislation for Council's approval of the attached First Amendment to Deed of Facilities Lease Agreement for Port of Richmond, which (1) removes the 4.429 acre ROW Dedication Area from the Leased Premises (thereby reducing the total acreage of the Leased Premises by 2.9%) and (2) reduces the annual rent to be paid VPA to the City by a corresponding proportional amount of \$5,220 (2.9% of \$180,000), resulting in a new annual rent of \$174,780.

**FISCAL IMPACT / COST:** Reduction of \$5,220 in annual City revenues under the lease.

**FISCAL IMPLICATIONS:** Reduction of \$5,220 in annual City revenues under the lease.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** No new City revenues. City will continue to receive revenues under the lease (less \$5,220 per annum).

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 12, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** June 26, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Finance and Economic Development

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

**AFFECTED AGENCIES:** Public Works, Economic Development, Finance, City Attorney's Office

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Ord. No. 2015-168-174

**REQUIRED CHANGES TO WORK PROGRAM(S):**

**ATTACHMENTS:** First Amendment to Deed of Facilities Lease Agreement for Port of Richmond

**STAFF:**

Adel Edward, DPW

**FIRST AMENDMENT TO  
DEED OF FACILITIES LEASE AGREEMENT  
for  
PORT OF RICHMOND**

This First Amendment to Deed of Facilities Lease Agreement (the “First Amendment”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the **Virginia Port Authority**, a body corporate and political subdivision of the Commonwealth of Virginia (“Lessee”), and the **City of Richmond, Virginia**, a municipal corporation and political subdivision of the Commonwealth of Virginia, (“Lessor”), recites and provides as follows:

**RECITALS**

R-1 Lessee and Lessor entered into that certain Deed of Facilities Lease Agreement dated as of October 12, 2015, (the “Lease”) for the port facility located at 5000 Deepwater Terminal Road in the City of Richmond, known as the Port of Richmond.

R-2 Lessee and Lessor now desire to amend the terms of the Lease to remove certain real property from the Leased Premises (as defined in the Lease), and in recognition of such removal, reduce the amount of the Rent and the Annual Rent (as such terms are defined in the Lease) proportionally, as set forth in this First Amendment.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual promises set forth in the Lease and in this First Amendment, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. All capitalized terms used here and not otherwise defined shall the meanings set forth in the Lease.

2. As of the date hereof, the “Leased Premises” defined in Section 1.1 of the Lease shall exclude that certain real property located in the City of Richmond, Virginia, consisting of approximately 4.429 acres and labeled as “ROW Dedication,” on the drawing designated as DPW Drawing No. B-28752, and entitled “Compiled Plat Showing Proposed Right-of-Way Across a Portion of City of Richmond Property Designated As Assessor’s Parcel S008-0572-040 Which Is Subject To A Memorandum of Lease With the Virginia Port Authority (Project Parcel 008)”, prepared by the Timmons Group, dated July 7, 2016, and revised January 26, 2022, attached hereto as Attachment A and made a part hereof.

3. As of the date hereof, Section 3.1.1 of the Lease shall be replaced in its entirety as follows:

3.1.1 Rent. Subject to Section 3.1.4 and Section 4, rent for the Leased Premises the Leased Equipment, and the Assigned Plans and Permits (“Rent”) shall be payable by Lessee to Lessor in the amount of One Hundred Seventy-Four Thousand Seven

Hundred and Eighty and 00/100 Dollars (\$174,780.00) annually (“Annual Rent”) for the Term, payable in equal monthly installments of Fourteen Thousand Five Hundred and Five and 00/100 Dollars (\$14,565.00), due in advance of the first days of each month, beginning on the New Lease Commencement date and continuing each month during the Term in any given Lease Year. For purposes hereof, “Lease Year” shall mean the twelve (12) month period commencing on the New Lease Commencement Date and each anniversary thereof during the Term.

4. Except as amended by this First Amendment, the terms and conditions of the Lease shall remain in full force and effect.

The duly authorized representatives of the parties have executed this Amendment to be effective on the date indicated below.

**SIGNATURE PAGE TO FOLLOW**

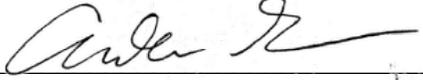
IN WITNESS WHEREOF, LESSOR AND LESSEE HAVE EXECUTED THIS FIRST AMENDMENT TO THE DEED OF FACILITIES LEASE AGREEMENT DATED \_\_\_\_\_, 2023 BETWEEN THE CITY OF RICHMOND, AS LESSOR, AND THE VIRGINIA PORT AUTHORITY, AS LESSEE:

LESSOR: CITY OF RICHMOND, VIRGINIA, a municipal corporation and political subdivision of the Commonwealth of Virginia

By: \_\_\_\_\_  
Name: J.E. Lincoln Saunders  
Title: Chief Administrative Officer

Authorized by Ord. No. \_\_\_\_\_, adopted \_\_\_\_\_, 2023.

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Senior Assistant City Attorney

LESSEE: VIRGINIA PORT AUTHORITY, a body corporate and political subdivision of the Commonwealth of Virginia

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: CEO and Executive Director

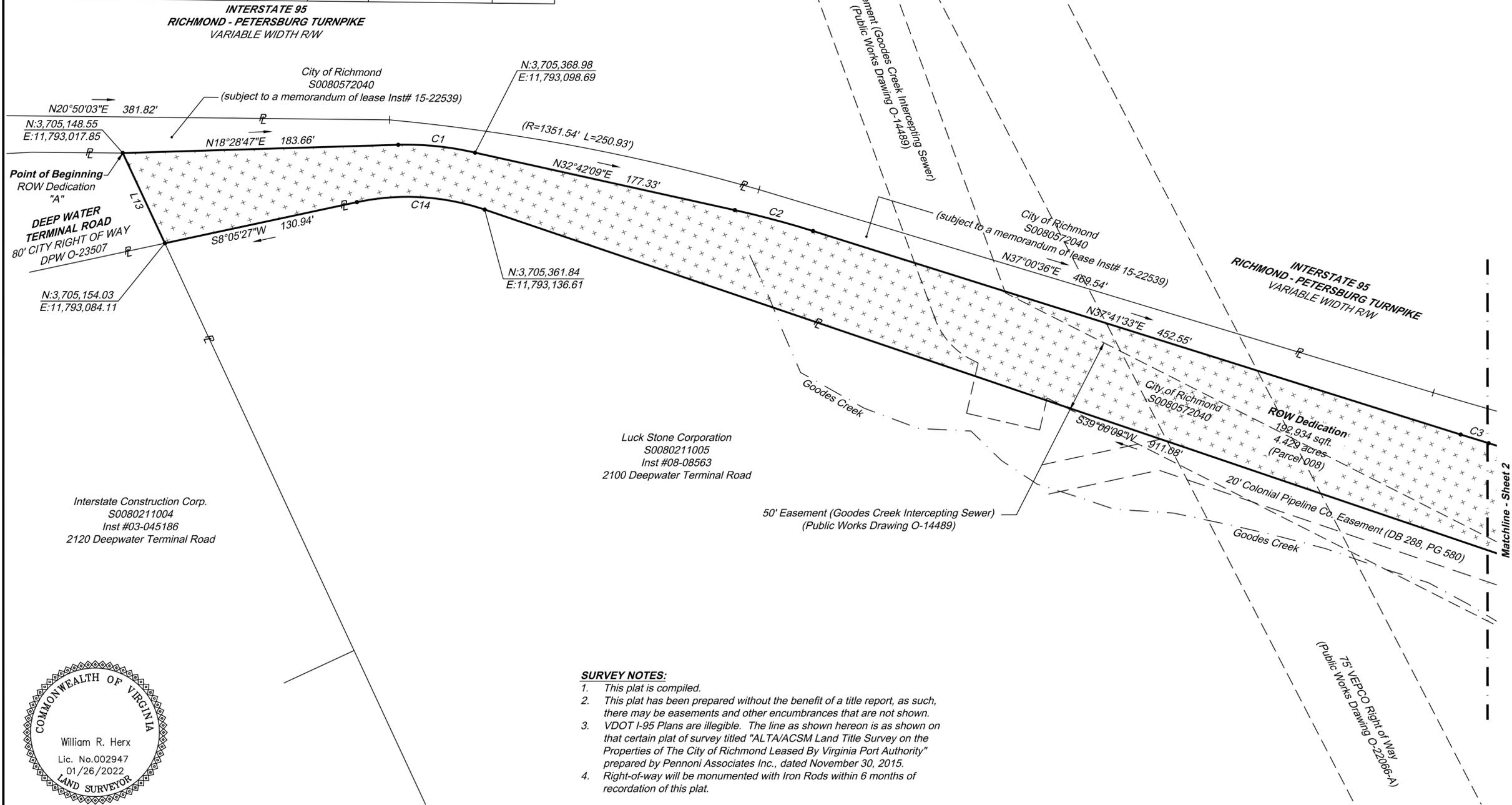
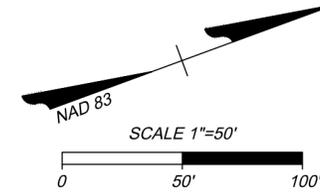
APPROVED AS TO FORM:

By: \_\_\_\_\_

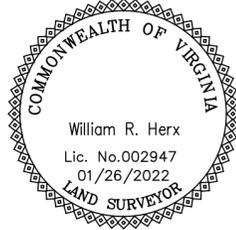
# Attachment A

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	198.08'	51.63'	25.96'	14°56'01"	N26°04'46"E	51.48'
C2	620.00'	54.00'	27.02'	4°59'24"	N35°11'51"E	53.98'
C3	1480.00'	19.61'	9.81'	0°45'33"	N37°18'47"E	19.61'
C14	160.00'	86.32'	44.24'	30°54'40"	S23°32'49"W	85.28'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S85°16'43"W	66.49'



- SURVEY NOTES:**
1. This plat is compiled.
  2. This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown. VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.
  3. Right-of-way will be monumented with Iron Rods within 6 months of recordation of this plat.



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 1 of 5

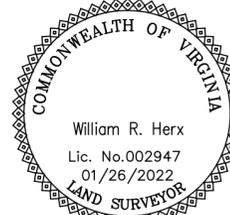
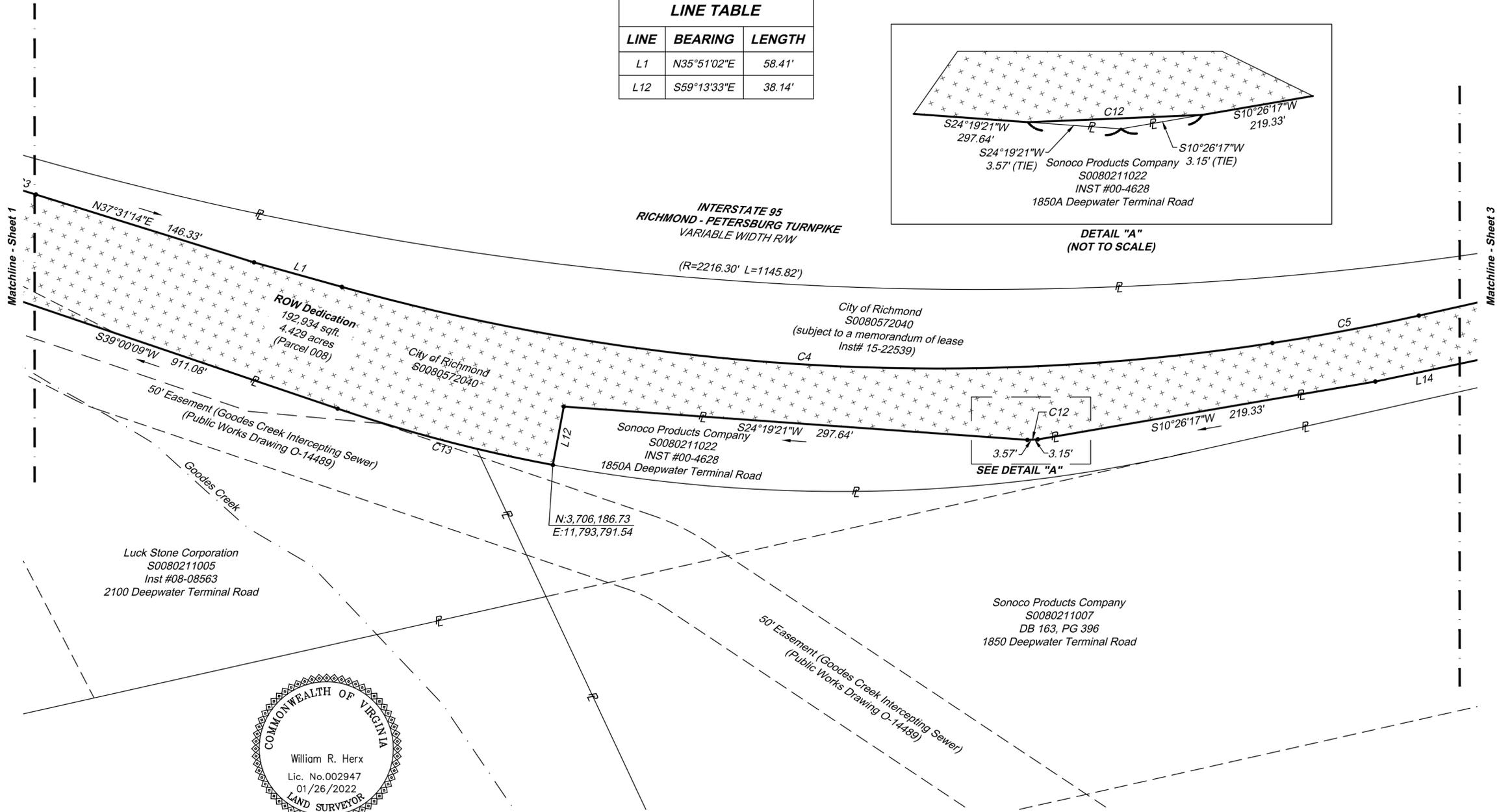
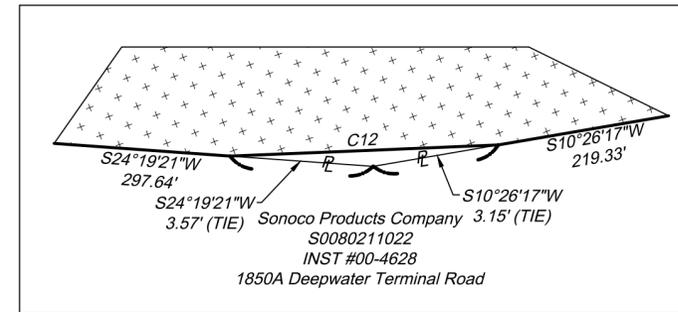
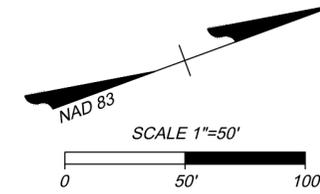
<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. Lot dimensions in parentheses are from deeds.</li> <li>2. Property owners correct as of</li> <li>3. Ordinance No.....</li> <li>4. Adopted.....</li> <li>5. Accepted.....</li> </ol>	<p>Drafting Technician:</p> <hr/> <p>Engineering Project Manager:</p> <hr/> <p>Reviewed By:</p> <hr/> <p>Consultant Project Number: 33948.008</p>	<p><b>TIMMONS GROUP</b></p> <p style="font-size: small;">THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com</p>		<p>COMPILED PLAT SHOWING PROPOSED RIGHT OF WAY ACROSS A PORTION OF CITY OF RICHMOND PROPERTY DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT TO A MEMORANDUM OF LEASE WITH THE VIRGINIA PORT AUTHORITY (PROJECT PARCEL 008)</p> <p>CITY OF RICHMOND, VIRGINIA</p>	
<p>REFERENCES:</p>	<p>REVISIONS</p>	<p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>	<p>DRAWN BY: WRH CHECKED BY: WRH</p>	<p>SCALE 1" = 50'</p> <p>DATE: 07/25/2016 REV: 01/26/2022</p>	<p>PROJECT:</p> <p>DRAWING &amp; FILE NO. B-28752</p>

**SURVEY NOTES:**

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3. VDOT I-95 Plans are illegible. The line as shown hereon is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C4	1414.00'	601.50'	305.37'	24°22'23"	N23°39'51"E	596.97'
C5	1414.00'	95.46'	47.75'	3°52'04"	N9°32'38"E	95.44'
C12	1461.00'	6.67'	3.33'	0°15'41"	S17°48'43"W	6.67'
C13	985.48'	142.63'	71.44'	8°17'33"	S34°54'12"W	142.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°51'02"E	58.41'
L12	S59°13'33"E	38.14'



**NOTES**

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4. Adopted.....
5. Accepted.....

Drafting Technician:  
 Engineering Project Manager:  
 Reviewed By:  
 Consultant Project Number: 33948.008

**TIMMONS GROUP**

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COMPILED PLAT SHOWING PROPOSED  
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 DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT  
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 (PROJECT PARCEL 008)

CITY OF RICHMOND, VIRGINIA

Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 2 of 5

REFERENCES:

REVISIONS

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

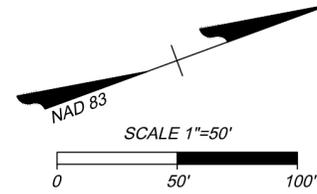
SCALE  
 1" = 50'

DATE: 07/25/2016  
 REV: 01/26/2022

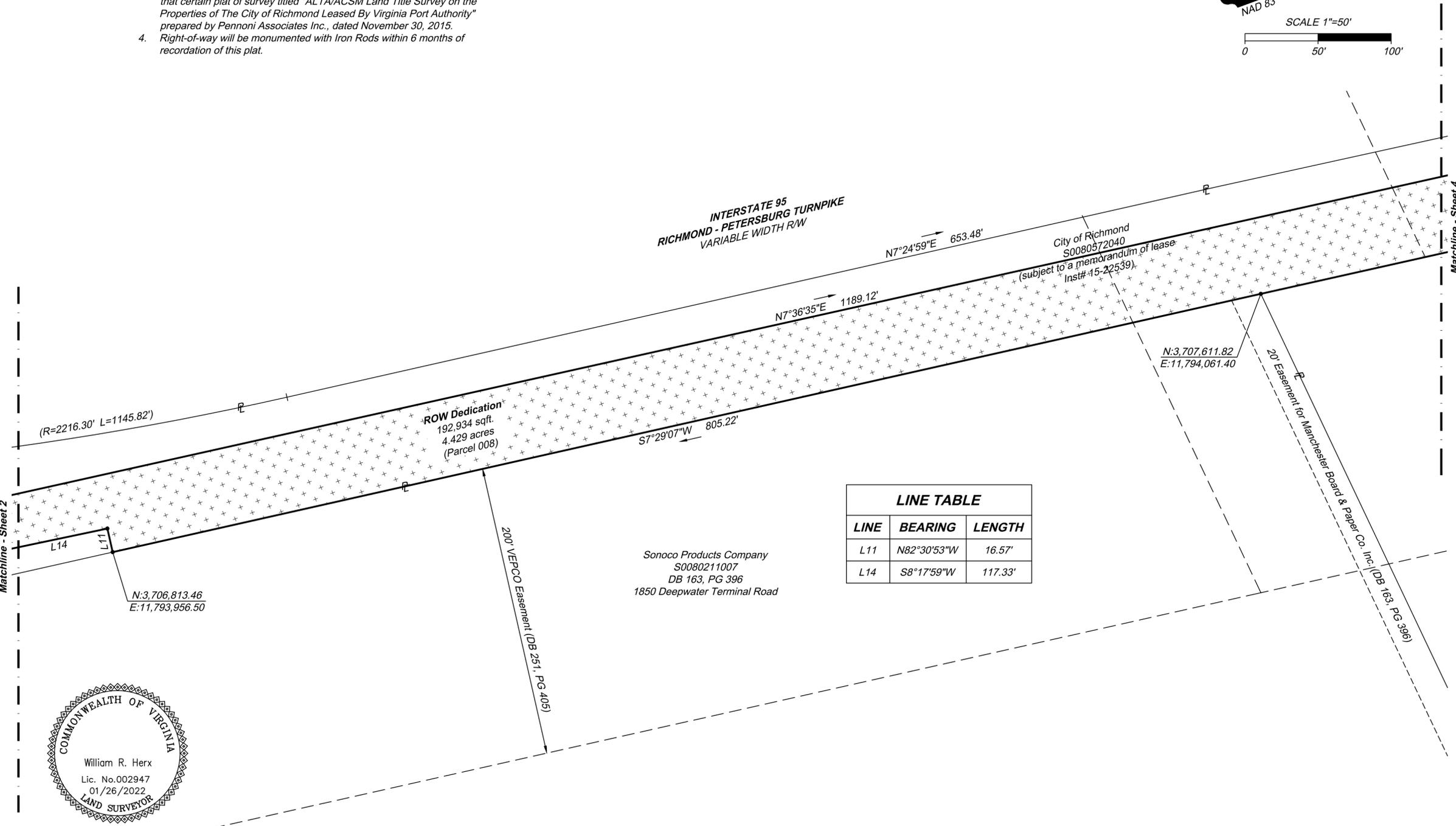
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**INTERSTATE 95  
RICHMOND - PETERSBURG TURNPIKE  
VARIABLE WIDTH R/W**



LINE TABLE		
LINE	BEARING	LENGTH
L11	N82°30'53"W	16.57'
L14	S8°17'59"W	117.33'

Sonoco Products Company  
S0080211007  
DB 163, PG 396  
1850 Deepwater Terminal Road



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 3 of 5

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 CITY OF RICHMOND, VIRGINIA

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DRAWN BY: WRH  
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SCALE  
 1" = 50'  
 DATE: 07/25/2016  
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PROJECT:

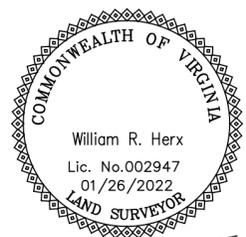
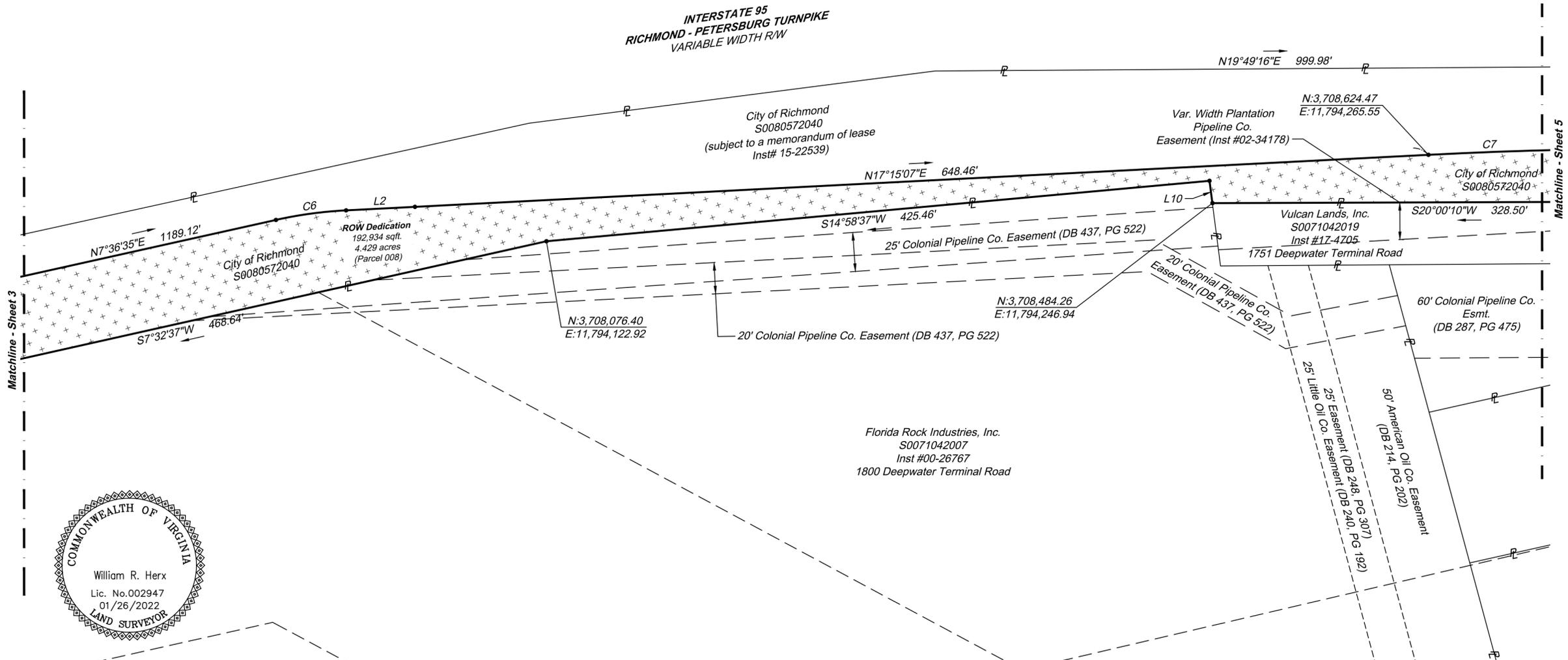
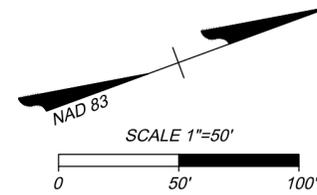
DRAWING & FILE NO.  
 B-28752

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C6	269.00'	45.27'	22.69'	9°38'32"	N12°25'51"E	45.22'
C7	3020.00'	131.11'	65.57'	2°29'15"	N18°29'44"E	131.10'

**SURVEY NOTES:**

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LINE TABLE		
LINE	BEARING	LENGTH
L2	N17°15'07"E	44.06'
L10	N77°10'43"W	14.41'



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 4 of 5

**NOTES**  
 1. Lot dimensions in parentheses are from deeds.  
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Drafting Technician:  
 Engineering Project Manager:  
 Reviewed By:  
 Consultant Project Number: 33948.008

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 CITY OF RICHMOND, VIRGINIA

REFERENCES:

REVISIONS

DEPARTMENT OF PUBLIC WORKS  
 RICHMOND, VIRGINIA

DRAWN BY: WRH  
 CHECKED BY: WRH

SCALE  
 1" = 50'

DATE: 07/25/2016  
 REV: 01/26/2022

PROJECT:

DRAWING & FILE NO.  
 B-28752

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C7	3020.00'	131.11'	65.57'	2°29'15"	N18°29'44"E	131.10'
C8	248.30'	42.47'	21.29'	9°48'02"	S13°44'05"W	42.42'
C9	36.00'	35.36'	19.26'	56°17'06"	S19°18'43"E	33.96'
C10	30.38'	13.83'	7.04'	26°04'53"	S49°15'10"E	13.71'
C11	30.38'	42.85'	25.86'	80°49'07"	N63°46'34"W	39.39'
C15	54.15'	37.63'	19.61'	39°48'39"	N17°03'07"W	36.87'
C16	287.98'	74.97'	37.70'	14°54'58"	N11°51'30"E	74.76'

**LINE TABLE**

LINE	BEARING	LENGTH
L3	N19°44'22"E	88.01'
L4	N70°15'38"W	10.00'
L5	N19°44'22"E	20.00'
L6	N46°18'16"E	22.36'

**LINE TABLE**

LINE	BEARING	LENGTH
L7	S70°15'38"E	34.99'
L8	S20°00'10"W	54.47'
L9	S19°47'11"W	50.38'

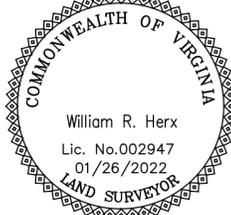
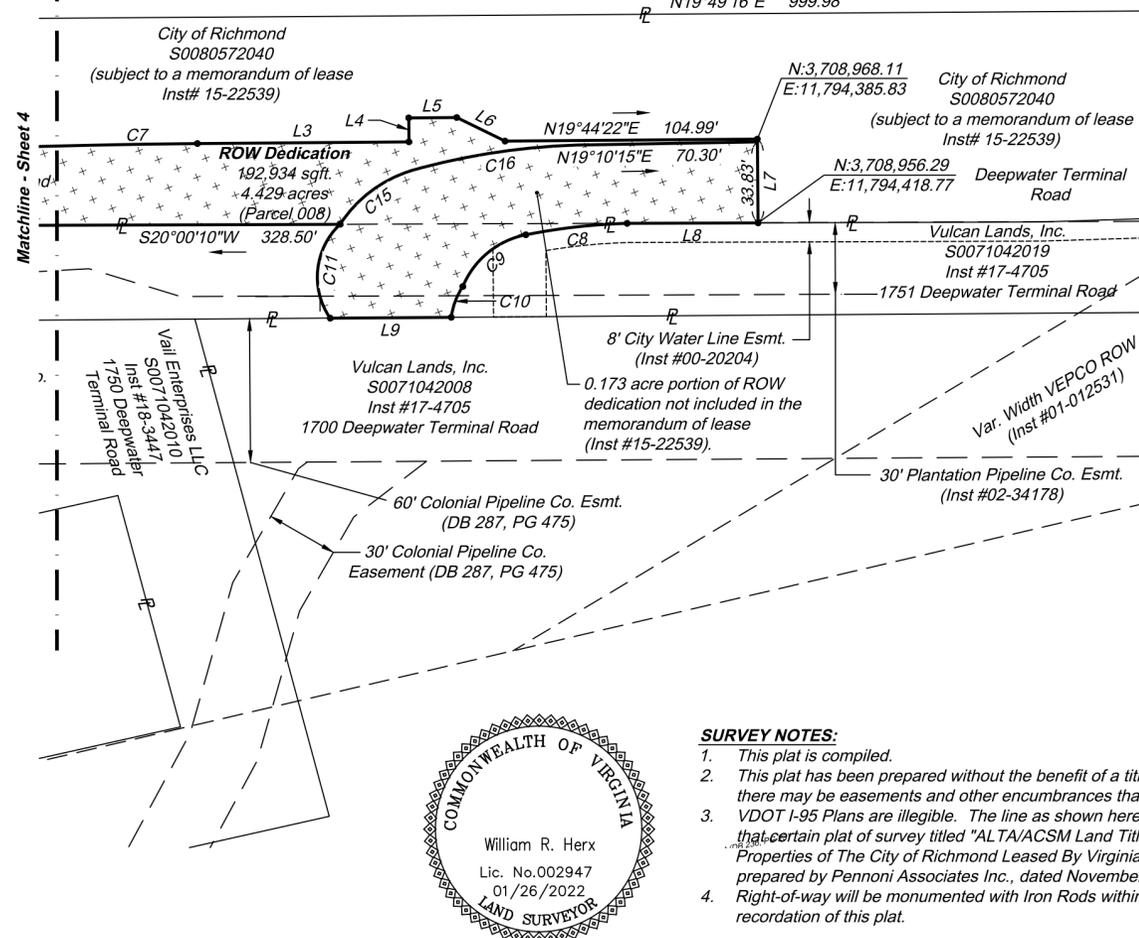
**INTERSTATE 95  
RICHMOND - PETERSBURG TURNPIKE  
VARIABLE WIDTH R/W**

**LEGAL DESCRIPTION (ROW Dedication):**

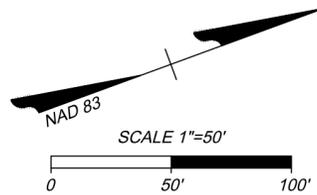
Beginning at a point, shown and designated as "Point of Beginning ROW Dedication 'A'", thence N18°28'47"E, a distance of 183.66 feet; thence, Northeastly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 198.08 feet, a central angle of 14°56'01", a tangent length of 25.96 feet, a chord bearing of N26°04'46"E, a chord length of 51.48 feet, a distance of 51.63 feet along the arc of said curve; thence N32°42'09"E, a distance of 177.33 feet; thence, Northeastly along a tangent curve to the right, being concave to the Southeast, having a radius of 620.00 feet, a central angle of 04°59'24", a tangent length of 27.02 feet, a chord bearing of N35°11'51"E, a chord length of 53.98 feet, a distance of 54.00 feet along the arc of said curve; thence N37°41'33"E, a distance of 452.55 feet; thence, Northeastly along a tangent curve to the left, being concave to the Northwest, having a radius of 1480.00 feet, a central angle of 00°45'33", a tangent length of 9.81 feet, a chord bearing of N37°18'47"E, a chord length of 19.61 feet, a distance of 19.61 feet along the arc of said curve; thence N37°31'14"E, a distance of 146.33 feet; thence N35°51'02"E, a distance of 58.41 feet; thence, Northeastly along a tangent curve to the left, being concave to the Northwest, having a radius of 1414.00 feet, a central angle of 24°22'23", a tangent length of 305.37 feet, a chord bearing of N23°39'51"E, a chord length of 596.97 feet, a distance of 601.50 feet along the arc of said curve; thence, Northerly along a tangent curve to the left, being concave to the West, having a radius of 1414.00 feet, a central angle of 03°52'04", a tangent length of 47.75 feet, a chord bearing of N09°32'38"E, a chord length of 95.44 feet, a distance of 95.46 feet along the arc of said curve; thence N07°36'35"E, a distance of 1189.12 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 269.00 feet, a central angle of 09°38'32", a tangent length of 22.69 feet, a chord bearing of N12°25'51"E, a chord length of 45.22 feet, a distance of 45.27 feet along the arc of said curve; thence N17°15'07"E, a distance of 44.06 feet; thence N17°15'07"E, a distance of 648.46 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 3020.00 feet, a central angle of 02°29'15", a tangent length of 65.57 feet, a chord bearing of N18°29'44"E, a chord length of 131.10 feet, a distance of 131.11 feet along the arc of said curve; thence N19°44'22"E, a distance of 88.01 feet; thence N70°15'38"W, a distance of 10.00 feet; thence N19°44'22"E, a distance of 20.00 feet; thence N46°18'16"E, a distance of 22.36 feet; thence N19°44'22"E, a distance of 104.99 feet; thence S70°15'38"E, a distance of 34.99 feet; thence S20°00'10"W, a distance of 54.47 feet; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 248.30 feet, a central angle of 09°48'02", a tangent length of 21.29 feet, a chord bearing of S13°44'05"W, a chord length of 42.42 feet, a distance of 42.47 feet along the arc of said curve; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 36.00 feet, a central angle of 56°17'06", a tangent length of 19.26 feet, a chord bearing of S19°18'43"E, a chord length of 33.96 feet, a distance of 35.36 feet along the arc of said curve; thence, Southeastly along a non-tangent curve to the left, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 26°04'53", a tangent length of 7.04 feet, a chord bearing of S49°15'10"E, a chord length of 13.71 feet, a distance of 13.83 feet along the arc of said curve; thence S19°47'11"W, a distance of 50.38 feet; thence, Northwestly along a non-tangent curve to the right, being concave to the Northeast, having a radius of 30.38 feet, a central angle of 80°49'07", a tangent length of 25.86 feet, a chord bearing of N63°46'34"W, a chord length of 39.39 feet, a distance of 42.85 feet along the arc of said curve; thence S20°00'10"W, a distance of 54.47 feet; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 54.15 feet, a central angle of 39°48'39", a tangent length of 19.61 feet, a chord bearing of N17°03'07"W, a distance of 36.87 feet; thence S14°58'37"W, a distance of 425.46 feet; thence S07°32'37"W, a distance of 468.64 feet; thence S07°29'07"W, a distance of 805.22 feet; thence N82°30'53"W, a distance of 16.57 feet; thence S08°17'59"W, a distance of 117.33 feet; thence S10°26'17"W, a distance of 219.33 feet; thence, Southerly along a non-tangent curve to the right, being concave to the West, having a radius of 1461.00 feet, a central angle of 00°15'41", a tangent length of 3.33 feet, a chord bearing of S17°48'43"W, a chord length of 6.67 feet, a distance of 6.67 feet along the arc of said curve; thence S24°19'21"W, a distance of 297.64 feet; thence S59°13'33"E, a distance of 38.14 feet; thence, Southwestly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 985.48 feet, a central angle of 08°17'33", a tangent length of 71.44 feet, a chord bearing of S34°54'12"W, a chord length of 142.51 feet, a distance of 142.63 feet along the arc of said curve; thence S39°00'09"W, a distance of 911.08 feet; thence, Southwestly along a tangent curve to the left, being concave to the Southeast, having a radius of 160.00 feet, a central angle of 30°54'40", a tangent length of 44.24 feet, a chord bearing of S23°32'49"W, a chord length of 85.28 feet, a distance of 86.32 feet along the arc of said curve; thence S08°05'27"W, a distance of 130.94 feet; thence S85°16'43"W, a distance of 66.49 feet, returning to the Point of Beginning.

Described Parcel contains 192,934 SQFT (4.429 acres), more or less.

PARCEL	PARCEL	LAND OWNER	DEED	TOTAL AREA	RIGHT OF WAY
				SQ. FT.	ACRES
8	0080572040	CITY OF RICHMOND	15-22539	885,579	20.33
				192,934	4.429



- SURVEY NOTES:**
- This plat is compiled.
  - This plat has been prepared without the benefit of a title report, as such, there may be easements and other encumbrances that are not shown.
  - VDOT I-95 Plans are illegible. The line as shown here is as shown on that certain plat of survey titled "ALTA/ACSM Land Title Survey on the Properties of The City of Richmond Leased By Virginia Port Authority" prepared by Pennoni Associates Inc., dated November 30, 2015.
  - Right-of-way will be monumented with Iron Rods within 6 months of recordation of this plat.



**NOTES**

- Lot dimensions in parentheses are from deeds.
- Property owners correct as of
- Ordinance No.....
- Adopted.....
- Accepted.....

Drafting Technician:  
Engineering Project Manager:  
Reviewed By:  
Consultant Project Number: 33948.008

**TIMMONS GROUP**

THIS DRAWING PREPARED AT THE  
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TEL 804.200.6500 FAX 804.560.1016 www.timmons.com



Council District \_\_\_\_\_ Block No. \_\_\_\_\_ Sheet 5 of 5

COMPILED PLAT SHOWING PROPOSED  
RIGHT OF WAY ACROSS A PORTION OF CITY OF RICHMOND PROPERTY  
DESIGNATED AS ASSESSOR'S PARCEL S008-0572-040 WHICH IS SUBJECT  
TO A MEMORANDUM OF LEASE WITH THE VIRGINIA PORT AUTHORITY  
(PROJECT PARCEL 008)

CITY OF RICHMOND, VIRGINIA

REFERENCES:

REVISIONS

DEPARTMENT OF PUBLIC WORKS  
RICHMOND, VIRGINIA

DRAWN BY: WRH  
CHECKED BY: WRH

SCALE  
1" = 50'

DATE: 07/25/2016  
REV: 01/26/2022

PROJECT:  
DRAWING & FILE NO.  
B-28752