

INTRODUCED: September 8, 2014

AN ORDINANCE No. 2014-184-181

To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by the Richmond Redevelopment and Housing Authority and known as 730 East Broad Street for the purpose of a municipal office building.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 13 2014 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 parcel of real property owned by the Richmond Redevelopment and Housing Authority and known as 730 East Broad Street for the purpose of a municipal office building;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the parcel of real property owned by the Richmond Redevelopment and Housing Authority, known as 730 East Broad

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 13 2014 REJECTED: _____ STRICKEN: _____

Street and identified as Tax Parcel No. N000-0002/016 in the 2014 records of the City Assessor for the purpose of a municipal office building.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to acquire such parcel of real property from the Richmond Redevelopment and Housing Authority and to execute the deed and such other documents as may be necessary to complete the acquisition and acceptance of such parcel of real property, provided that the deed and all such other documents must first be approved as to form by the City Attorney or the designee thereof.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

AUG 13 2014

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: August 6, 2014
TO: The Honorable Members of City Council
THRU: Dwight C. Jones, Mayor
THRU: Byron C. Marshall, Chief Administrative Officer
THRU: Norman Butts, Deputy Chief Administrative Officer for Finance & Administration
THRU: Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning
THRU: Jay A. Brown, Interim Director, Budget and Strategic Planning
THRU: Peter L. Downey, Director, Economic & Community Development
THRU: Jane Ferrara, Deputy Director, Economic & Community Development
FROM: Keith Rogers Jr., Senior Assistant to the Chief Administrative Officer
RE: Acquisition of Property located at 730 East Broad Street, 720 East Broad Street, 716 East Broad Street and 712 East Broad Street, known as the Theatre Row Office Building, to serve as a municipal office building - (730 Theatre Row Building)

RECEIVED
AUG 14 2014

OFFICE OF CITY ATTORNEY

ORD. OR RES. No. _____

PURPOSE: To declare a public necessity for and to authorize the Chief Administrative Officer on behalf of the City of Richmond, to acquire approximately 0.388 acres of property and improvements from the Richmond Redevelopment and Housing Authority (RRHA) located at 730 East Broad Street, 720 East Broad Street, 716 East Broad Street and 712 East Broad Street (Tax Parcel # N0000002016), known as the 730 Theatre Row Building, to serve as a municipal office building.

REASON: To acquire the 730 Theatre Row Building to serve as a municipal office building.

RECOMMENDATION: Approval is recommended by the City Administration.

201408002

BACKGROUND: In 1992, the City of Richmond reached an agreement with RRHA to issue \$16.5 million in G.O. bonds to build the 730 Theatre Row Building. The 730 Building is currently owned by RRHA, but the City pays the approximately \$1.1 million debt service on the bonds each year.

The City would like to purchase the 0.388 acres of property and improvements from the RRHA at the agreed upon price of \$1.00. The property contains approximately 163,958 square feet of office space in a 9-story building that includes a basement.

FISCAL IMPACT /COST TO CITY: No additional cost to the City is anticipated.

FISCAL IMPLICATIONS: Currently, the City receives approximately \$500,000 per year in "net rent payments" from RRHA. This subsidy is derived from rent collected minus operating expenses, management fees and RRHA's administrative fees. The City believes the transfer of the said property will result in increased revenue due to the elimination of RRHA's administrative fees and reduced management fees.

REVENUE TO CITY: The transfer will result in increased revenue to the General Fund.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: October 13, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Governmental Operations

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: RRHA Board Approval Anticipated by 9/17

AFFECTED AGENCIES: All City agencies

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: None

STAFF: Keith Rogers Jr., Senior Assistant to the Chief Administrative Officer