




**City Of Richmond, Virginia  
Office of the City Clerk**

**Request to Withdraw Legislation**

Paper Number: Ord. 2024-006

Chief Patron: Mayor Levar Stoney

Introduction Date: January 8, 2024

Chief Patron Signature:  02/23/2024

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*For Office Use Only*

Attestation: \_\_\_\_\_

Effective Date: February 23, 2024

INTRODUCED: January 8, 2024

AN ORDINANCE No. 2024-006

To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by Grove Avenue Partners LLC and located at 10 Belt Boulevard in the city of Richmond for the purpose of providing community services related to homelessness and housing alternatives.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JAN 22 2024 AT 6 P.M.

WHEREAS, in the opinion of the Council for the City of Richmond, a public necessity exists for the acquisition of the property located at 10 Belt Boulevard, identified as Tax Parcel No. C006-0354/005 in the 2024 records of the City Assessor, for the purpose of providing community services related to homelessness and housing alternatives;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the property located at 10 Belt Boulevard, identified as Tax Parcel No. C006-0354/005 in the 2024 records of the City Assessor, for the purpose of providing community services related to homelessness and housing alternatives.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

and is hereby authorized to acquire such parcel of real property identified in section 1 from Grove Avenue Partners LLC and to execute the deeds and such other documents as may be necessary to complete the acquisition and acceptance of such parcel of real property, provided that all such deeds and 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.

APPROVED AS TO FORM:

  
City Attorney's Office



# City of Richmond

900 East Broad Street  
 2nd Floor of City Hall  
 Richmond, VA 23219  
[www.rva.gov](http://www.rva.gov)

## Master

**File Number: Admin-2023-2102**

**File ID:** Admin-2023-2102      **Type:** Request for Ordinance or Resolution      **Status:** Regular Agenda

**Version:** 1      **Reference:**      **In Control:** City Clerk Waiting Room

**Department:** Economic Development      **Cost:**      **File Created:** 12/29/2023

**Subject:** Acquisition of 10 Belt Boulevard (Parcel ID # C0060354005)      **Final Action:**

<b>Title:</b>
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**Internal Notes:**

- Authorizes the City’s purchase of the 10 Belt Boulevard
  - Approximately 1.9-acre parcel of real estate consisting of a free-standing building of 56,850± square feet of office and warehouse space
  - B-3 General Business zoning
  - Council District 8
  - Potential use for community services related to homelessness and housing alternatives
  - Purchase price = \$3.6M plus additional costs associated with closing of appx. \$50,000 (combined total of \$3.65M)
  
- Amends the FY24 General Fund budget by increasing estimated City revenues by a total of \$3.65M and appropriating such amount to DED for the purchase of 10 Belt Boulevard
  - The total \$3.65M increase in estimated City revenues is derived from:
    - \$3,140,571 in revenues from funds due to the City from the Greater Richmond Convention Center Authority, in accordance with an Interlocal Agreement dated February 1, 2000
    - \$509,429 in revenues from additional interest generated from the use of City funds

**Code Sections:**

**Agenda Date:** 01/08/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** 10 Belt Blvd - Photos and Location Map, Budget Amendment Ordinance for 10 Belt Blvd. Purchase (with City Attorney Approved as to Form Signature), Acquisition Ordinance - 10 Belt Blvd (with City

**Enactment Number:**

Attorney Approved as to Form Signature)

**Contact:**

**Introduction Date:** 01/08/2024

**Drafter:** matthew.welch@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

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Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/2/2024	Sharon Ebert	Approve	1/2/2024
1	2	1/2/2024	Meghan Brown	Approve	1/4/2024
1	3	1/2/2024	Sheila White	Approve	1/4/2024
1	4	1/2/2024	Jeff Gray	Approve	1/4/2024
1	5	1/3/2024	Lincoln Saunders	Approve	1/4/2024
1	6	1/3/2024	Mayor Stoney	Approve	1/5/2024

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### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File Admin-2023-2102**

**City of Richmond**  
Intracity Correspondence

**O&R Transmittal**

**DATE:** December 12, 2023

**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, Deputy Chief Administrative Office - Finance Portfolio

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

**THROUGH:** Meghan Brown, Interim Director of Budget and Strategic Planning

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer - Planning & Economic Development Portfolio

**FROM:** Matt Welch, Senior Policy Advisor - Planning & Economic Development Portfolio  
Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED

**RE:** Acquisition of 10 Belt Boulevard (Parcel ID # C0060354005)

**ORD. OR RES. No.**

**PURPOSE:**

1. To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by Grove Avenue Partners LLC and located at 10 Belt Boulevard for the purpose of providing community services related to the City's homelessness and housing alternatives. ("Acquisition Ordinance")
2. To amend Ord. No. 2023-071, adopted May 8, 2023, which adopted the Fiscal Year 2023 -2024 General Fund Budget and made appropriations pursuant thereto, by increasing anticipated revenues from (i) certain funds due to the City from the Greater Richmond Convention Center Authority, in accordance with an Interlocal Agreement dated February 1, 2000, by \$3,140,571.00 and (ii) additional interest generated from the use of City funds by \$509,429.00 and appropriating the sum of \$3,650,000.00 to the Department of Economic

Development for the purpose of providing funding for the acquisition of the parcel of real property located at 10 Belt Boulevard in the city of Richmond for community services related to homelessness and housing alternatives. (“General Fund Amendment Ordinance”)

**BACKGROUND:** In April of 2023, Mayor Levar Stoney and City Council declared a homeless and housing crisis in the City of Richmond. In its 2020-2023 strategic plan to end homelessness, the City identified a 150 bed shortage in shelter bed locations. This O&R request supports a component of the overall strategy to meet the need for the surge in homeless and housing alternative initiatives by authorizing the City’s acquisition of the property known as 10 Belt Boulevard, Richmond, Virginia (Tax Parcel #C0060354005) from Grove Avenue Partners, LLC. The property offers an approximate 1.9-acre parcel of real estate consisting of a free-standing building of 56,850± square feet of office and warehouse space located within the B-3 General Business zoning class within Council District 8.

The City of Richmond desires to purchase the building to accommodate a permanent location for a possible Inclement Weather Shelter (IWS) and/or Alternative Homeless/Housing requirements. This action would further support the on-going City-wide initiatives as current efforts alone cannot reasonably accommodate the growing population of the City’s homeless.

The City currently funds one Inclement Weather Shelters at 1900 Chamberlayne within the City and it is felt that the due to the growing population of the homeless within the City limits, that a potential second future location be obtained. This location lends itself to a viable and strategic option that would further support the on-going Administration’s plans and initiatives.

The City has determined that the 10 Belt Boulevard location would offer more efficient and effective processes related to the City’s initiatives. The location will allow for more efficient processing to meet demands, increase City geographic coverage and will ensure long-term, permanent solution in further supporting and possibly solving the on-going crisis and set-forth initiatives.

Utilization of the 10 Belt Boulevard site would mitigate potential financial and long-term contractual lease obligations to the City. Ownership of this site is an investment for the City. The property is currently vacant and the City intends to restore and revitalize the property to remove a portion of the perceived blight along the Belt Boulevard corridor while simultaneously satisfying the noted initiatives. The City intends to improve the building and site conditions to accommodate its needs. The property will also serve as a demonstration of innovative efforts and technologies for new and redevelopment projects within the area.

After extensive market research and evaluating numerous properties, the City has determined that the building located at 10 Belt Boulevard site is the most suitable location for such a requirement. Not only does the building meet the programmatic needs of City, but the property also includes adequate land on which to accommodate various potential uses for the City.

The anticipated cost for the City to acquire the 1.9-acre property including the 56,850± sq. ft. building containing warehouse and office space include a purchase price of \$3,600,000 plus potential additional one-time costs for closing as well as general due diligence efforts (therefore, the total appropriation requested to support the acquisition = \$3,650,000).

**COMMUNITY ENGAGEMENT:** This request is a continuation of on-going efforts and follows various and extensive Administration presentations at public meetings that offered public comment, City Council’s Organizational development committee, Public Safety Committee and Education and Human Services committee meetings, as well as site visits with key Administration officials.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:**

- RES. 2023-R019 which was adopted 4/10/23 declaring a housing and homeless crisis;
- Strategic Plan to End Homeless 2020-2030 and finalized May 8, 2020.

**FISCAL IMPACT:** The anticipated cost of the acquisition will be a purchase price of \$3,600,000 plus potential additional one-time costs for closing as well as general due diligence efforts (therefore, the total appropriation requested to support the acquisition = \$3,650,000). The City has not budgeted for this acquisition to date and an additional \$3,650,000 in additional appropriations is needed for the purchase and associated closing/due diligence costs, as contemplated by the ordinances requested herein.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 8, 2024

**CITY COUNCIL PUBLIC HEARING DATE:**

- Acquisition Ordinance & General Fund Amendment Ordinance - January 22, 2024

**REQUESTED AGENDA:** Consent Agenda

**RECOMMENDED COUNCIL COMMITTEE:**

- Acquisition Ordinance - Planning Commission
- General Fund Budget Amendment - Committee Waived

**AFFECTED AGENCIES:** Mayor, Chief Administrative Officer, Office of the City Attorney, Human Services, Department of Finance, Department of Budget and Strategic Planning, and Department of Economic Development

**RELATIONSHIP TO EXISTING ORD. OR RES.:** The General Fund Amendment Ordinance amends Ord. No. 2023-071

**ATTACHMENTS:**

Draft Acquisition Ordinance  
Draft General Fund Amendment Ordinance  
10 Belt Blvd - Photos and Location Map

**STAFF:**



Stephen Harms, Senior Policy Advisor - Office of the Chief Administrative Officer  
Christopher Nizamis, Real Estate Manager - Real Estate Strategies/Economic Development  
Michael Nguyen, Chief Investment and Debt Officer - Finance

