

INTRODUCED: April 28, 2014

AN ORDINANCE No. 2014-100-74

To accept a deed from the School Board conveying 1611 North 31st Street to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 12 2014 AT 6 P.M.

WHEREAS, section 22.1-129 of the Code of Virginia (1950), as amended, provides for a school board to convey title to real property owned by the school board for which the school board has determined that it has no use to the city comprising the school division by adopting a resolution that such real property is surplus and recording such resolution along with the deed to the property with the clerk of the circuit court for the city where such property is located; and

WHEREAS, section 15.2-1803 of the Code of Virginia (1950), as amended, provides that no deed purporting to convey real estate to a locality shall be valid unless accepted by the locality and executed by a person authorized to act on behalf of the locality; and

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 12 2014 REJECTED: _____ STRICKEN: _____

WHEREAS, by adopting a resolution dated June 16, 2005, the School Board of the City of Richmond declared that real property located at 1611 North 31st Street in the city, formerly the site of the Armstrong High School, was surplus; and

WHEREAS, the School Board is expected to deliver a deed memorializing the conveyance of every interest it may have in the real property located at 1611 North 31st Street; and

WHEREAS, in conformance with section 15.2-1803 of the Code of Virginia (1950), as amended, the City Council desires to accept from the School Board the conveyance of every interest the School Board might have in the real property located at 1611 North 31st Street and to authorize the execution of the deed by the Chief Administrative Officer;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That (i) the City hereby accepts the deed from the School Board conveying every interest it might have in the real property located at 1611 North 31st Street, provided such deed is in a form approved by the City Attorney, (ii) the Chief Administrative Officer is hereby authorized to act on behalf of the City in executing such deed, (iii) the Chief Administrative Officer's signature on the deed shall be deemed acceptance by the City of such deed and (iv) the Chief Administrative Officer, with the assistance of the City Attorney, is hereby authorized to take such other actions as may be necessary to complete the conveyance of every interest the School Board might have in the real property located at 1611 North 31st Street by the School Board to the City.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

MAR 31 2014

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: March 28, 2014

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

THROUGH: DWIGHT C. JONES, MAYOR

THROUGH: BYRON C. MARSHALL, CHIEF ADMINISTRATIVE OFFICER

THROUGH: PETER H. CHAPMAN, DEPUTY CHIEF ADMINISTRATIVE OFFICER FOR ECONOMIC DEVELOPMENT AND PLANNING

FROM: PETER L. DOWNEY, DIRECTOR OF ECONOMIC & COMMUNITY DEVELOPMENT

RE: Acceptance of real estate located at 1611 N. 31st Street by the City from the School Board of Richmond, Virginia.

EDITION: 1
RECEIVED
APR 09 2014

OFFICE OF CITY ATTORNEY

ORD. OR RES. No. _____

PURPOSE: TO ACCEPT A DEED FROM THE SCHOOL BOARD CONVEYING 1611 N. 31ST STREET (TAX PARCEL # E0003312006) TO THE CITY AND TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER TO ACT ON BEHALF OF THE CITY IN EXECUTING SUCH DEED.

REASON: In conformance with Section 15.2-1803 of the Code of Virginia, an ordinance is needed to accept from the School Board the conveyance of the real property located at 1611 N. 31st Street and to authorize the execution of the deed by the Chief Administrative Officer.

This property was formerly owned by the School Board and operated as Armstrong High School. On June 16, 2005 RPS approved attached Resolution # IA04-05-80 conveying management and control of the property to the City for disposition. The building is currently vacant and the property is only used for outdoor recreation. As part of the City's East End Transformation to improve the quality of life for local residents, deconcentrate poverty and stimulate private investment in the East End of Richmond, the City and RRHA - intend to partner with a master developer to redevelop the severely distressed Creighton Court public housing complex. This multi-year, multi-phase project will focus on the construction of new residences in a mixed-use, mixed-income

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O & R Request

community with retail, commercial, educational and recreational amenities. The property located at 1611 N. 31st Street is critical in providing an opportunity to phase the redevelopment of the Creighton Court site and will accommodate a portion of the HUD mandated one to one replacement of public housing.

RECOMMENDATION: The City Administration including the Department of Economic Development and Community Development recommend approval.

BACKGROUND: The 1611 N. 31st Street site is adjacent to Oakwood Cemetery and just south of the Creighton Court housing development. According to tax records, the site consists of approximately 11.6 acres and adjoins another City owned parcel to the south containing approximately 9.69 acres. These two parcels total approximately 21.29 acres and will serve as a site for development of a portion of the replacement housing required with the redevelopment of the Creighton Court site. These 2 parcels also provide much needed undeveloped property necessary to implement the first phase of the Creighton Court redevelopment. On June 16, 2005 RPS approved Resolution # IA04-05-80 conveyed management and control of the 1611 N. 31st Street property to the City for disposition. The building is currently vacant and the site is only used for outdoor recreation.

FISCAL IMPACT/COST TO CITY: The City will continue to maintain the property until it is transferred to RRHA for redevelopment. The City intends to maintain the property at its current funding level of approximately \$100,000 per year.

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

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: April 14, 2014

CITY COUNCIL PUBLIC HEARING DATE: April 28, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing & Transportation; April 15, 2014

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Mayor, Chief Administrative Officer, Public Utilities, Community Development, Finance, Budget, Public Works, Economic Development and Community Development

RELATIONSHIP TO EXISTING ORD. OR RES.: None

O & R Request

AFFECTED AGENCIES: Mayor, Chief Administrative Officer, Public Utilities, Community Development, Finance, Budget, Public Works, Economic Development and Community Development

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: School Board Resolution # IA04-05-80 dated June 16, 2005.

STAFF: Peter Chapman, Economic Development and Planning 646- 5867

Lee Downey, Economic & Community Development 646-7646

Denise Lawus, Economic & Community Development 646-3975

Paul McClellan, Economic & Community Development 646-3061

ARMSTRONG BLDG.
PROPERTY TRANSFER.

8L
LA04-05-80

RESOLUTION

WHEREAS, certain real property, bounded on the north by the south line of 31st Street and the east, west and south by Oakwood Cemetery (the "Property") was obtained in 1946 by the City of Richmond, Virginia (the "City") through condemnation for use for municipal purposes; and

WHEREAS, the Property, including the building and the surrounding real estate, with the street address of 1611 N. 31st Street, Richmond, Virginia 23223, was the site of Armstrong High School from September 1952 to June 2004; and

WHEREAS, effective with the 2004-05 school year, the Property was vacated due to the consolidation of Armstrong and Kennedy High Schools and the relocation of students, faculty and staff to the Kennedy High School building; and

WHEREAS, the Property is currently vacant and is under the management and control of the School Board of the City of Richmond (the "School Board"); and

WHEREAS, pursuant to Section 22.1-129(A) of the Code of Virginia, the School Board has now determined that it has no further use for the Property.

BE IT THEREFORE RESOLVED by the School Board of the City of Richmond that it declares the Property surplus and conveys the management and control of the Property to the City for disposition. The Property is approximately 9.55 acres and is further described on the attached plat of survey which details its exact metes and bounds.

Stephen E. Johnson 6/10/05
Chairman

P. 02/02

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TOTAL P.03