

INTRODUCED: September 14, 2020

A RESOLUTION No. 2020-R055

To declare surplus, and to authorize and request the Chief Administrative Officer to seek offers, bids, or proposals by solicitation or auction for City-owned properties located at 809 West 44th Street, 811 Rear West 44th Street, and 4306 Rear Reedy Avenue for the purpose of facilitating the purchase and development of such parcels.

Patron – Ms. Larson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 28 2020 AT 6 P.M.

WHEREAS, the properties located at 809 West 44th Street, 811 Rear West 44th Street, and 4306 Rear Reedy Avenue, with Tax Parcel Nos. S000-3392/005, S000-3392/030, and S000-3392/011, respectively, in the 2020 records of the City Assessor, are vacant, undeveloped properties owned by the City of Richmond;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That, pursuant to section 8-60 of the Code of the City of Richmond (2015), as amended, the properties located at 809 West 44th Street, 811 Rear West 44th Street, and 4306 Rear Reedy

AYES: 8 NOES: 0 ABSTAIN: _____

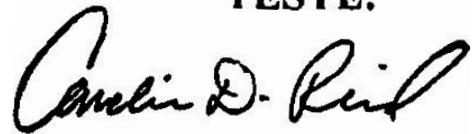
ADOPTED: SEP 28 2020 REJECTED: _____ STRICKEN: _____

Avenue, with Tax Parcel Nos. S000-3392/005, S000-3392/030, and S000-3392/011, respectively, in the 2020 records of the City Assessor, are hereby declared surplus real estate, and the Chief Administrative Officer is hereby authorized and requested to seek offers, bids, or proposals by solicitation or auction for such parcels pursuant to and in accordance with either section 8-61 or 8-62 of the Code of the City of Richmond (2015), as amended, and other applicable provisions of Chapter 8, Article III of the Code of the City of Richmond (2015), as amended.

BE IT FURTHER RESOLVED:

That this resolution shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink that reads "Camille D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

RECEIVED

By Barbara Fore at 8:42 am, Aug 07, 2020

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell C. Brown, III, Interim Richmond City Attorney
Richmond Office of the City Attorney

THROUGH Lawrence R. Anderson
Council Chief of Staff

FROM William E. Echelberger, Jr, Council Budget Analyst

COPY Kristen Nye Larson, 4th District Representative
Tabrica C. Rentz, Interim Deputy City Attorney
Meghan K. Brown, Deputy Council Chief of Staff
Aaron A. Bond, 4th District Liaison

DATE August 6, 2020

PAGE/s 1 of 2

TITLE Declare Surplus - 811 Rear W 44th Street, 4306 Rear Reedy Avenue and 809 W 44th Street

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

Kristen Nye Larson, 4th District Representative

SUGGESTED STANDING COMMITTEE

Land Use, Housing, and Transportation Committee

ORDINANCE/RESOLUTION SUMMARY

- The patron requests a resolution to declare three city-owned properties to be surplus:
 - 811 Rear W 44th Street,
 - 4306 Rear Reedy Avenue, and
 - 809 W 44th Street to be surplus.

BACKGROUND

Summary:

- The City has received an unsolicited offer from Lelia Pendleton and Stuart Halloran (Copy attached.) that requests the City to sell three City-owned real estate parcels for a total offer price of \$8,000:
 - 811 Rear W 44th Street,
 - 4306 Rear Reedy Avenue, and
 - 809 W 44th Street to be surplus.
- These parcels have a combined area of approximately 1.297 acres and a 2020 total assessed value of \$30,000.

- Sale of these properties to the offerors will return the properties to the City's tax rolls.
- In a memorandum dated July 24, 2020 (Copy attached), Lenora G. Reid, Acting Chief Administrative Officer, indicated that the items submitted by the offerors meet all of the requirements for an unsolicited proposal, including a good faith deposit in certified funds.
- Prior to introduction of an ordinance for the actual sale of these properties, §8-58(c) of the City Code requires City Council to adopt a resolution declaring such real estate to be surplus.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	The proposed resolution has no revenue or expenditure impact.	

Attachment/s Yes No



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

To: Mayor Levar M. Stoney
Members of Richmond City Council

From: Lenora G. Reid – Acting Chief Administrative Officer *lgr* 7/24/2020

Copy: Sharon L. Ebert – Deputy Chief Administrative Officer
Leonard L. Sledge – Director, Department of Economic Development
Paul A. McClellan – Community & Economic Development Administrator
Matthew A. Welch – Senior Policy Advisor
Neil R. Gibson – Senior Assistant City Attorney
Lawrence R. Anderson – Council Chief of Staff

Date: July 24, 2020

Subject: Unsolicited Offer for City-owned property at 811 Rear W 44th Street, 4306 Rear Reedy Avenue and 809 W 44th Street from Lelia Pendleton and Stuart Halloran

Pursuant to Chapter 8, Article III, Section 8-58(a) of the City Code, I am notifying you of an unsolicited offer from Lelia Pendleton and Stuart Halloran (the Offerors) via a letter dated July 17, 2020 and received on July 20, 2020 (see attached document) that requests that the City sell 3 City-owned parcels totaling approximately 0.297 acres at 811 Rear W 44th Street, 4306 Rear Reedy Avenue and 809 W 44th Street (the Properties) for an offer price of \$8,000.

The Offerors have lived in the adjoining home located at 811 W 44th Street since 1979. They are proposing to acquire the Properties that they have maintained for years for the purpose of expanding their back yard and for the purpose of maintaining a garden to attract pollinators and birds. The Offerors are also founding members and officers of Owl Orchard Community Garden which is located on the adjoining City-owned property at 801 through 807 W 44th Street. The Properties also adjoin the recently expanded Crooked Branch Ravine Park which includes Reedy Creek. Two of the parcels proposed to be acquired are located within the 100 year flood plain. By acquiring the Properties the Offerors will return the Properties to the City's tax rolls. The 3 City-owned parcels total 0.297 acres and have a 2020 total assessed value of \$30,000.

Please be advised that the following items are the minimum requirements for an unsolicited proposal:

- Address of the property being purchased
- Planned use of the property by the buyer
- Economic benefit to the City including projected investment value, projected tax revenue and projected job creation
- Purchase price
- Adequate Good Faith Deposit in Certified Funds as required by City Code prior to introduction of an ordinance

The proposer submitted all of the required information.

Chapter 8, Article III, Section 8-58(c) of the City Code states, "No ordinance to direct the sale of real estate to an offeror who has submitted an unsolicited offer may be introduced until the Council has adopted a resolution declaring such real estate to be surplus as described in Section 8-60 [Declaration of real estate as surplus]. The Council shall not act upon an unsolicited offer in accordance with Section 8-65 [Action of council] and other applicable provisions in this article until the Chief Administrative Officer first has proceeded in accordance with either Section 8-61 [Solicitation of offers by invitation for bids] or Sections 8-62 [Solicitation of offers by requests for proposals – generally] and 8-63 [Same – Evaluation of proposals]."

We have also explained to the Offerors that the Properties are not on the City's current Biennial Real Estate Strategies Plan for disposition by competitive offering and that the City's process to sell surplus property is quite lengthy. The Department of Economic Development and Planning is following up with the proposer to acknowledge receipt of the proposal. Please advise if there is any additional information that we can provide.

Attachment – Offer Letter from Lelia Pendleton and Stuart Halloran dated July 17, 2020

July 17, 2020

Mr. Leonard L. Sledge
Director of Economic Development
City of Richmond
leonard.sledge@richmondgov.com

Re: Purchase of Lots Adjacent to 811 W. 44th St., Richmond, VA 23225

Dear Mr. Sledge:

My name is Lelia Pendleton. My husband, Stuart Halloran, and I are writing you to submit a proposal to purchase the City-owned properties* directly behind and adjacent to our home at 811 W. 44th St., Richmond, VA.

We moved into 811 W. 44th on October 31, 1979, when it was owned by the City. The City had acquired our house, the 4 houses down to Reedy Creek, and the 2 houses across the street for the Reedy Creek Flood Plain project. At that time, the 2 properties behind the house were part of our backyard. We rented the property until 1988 when the City moved forward with the project and we were offered the opportunity to buy our lot. We began the purchasing process and were advised by the City that we could separate the property into 2 parcels, that which was above the flood plain "line" and that which was within it. Due to the difference in cost (flood insurance), we opted to buy only the parcel above the line. In 1989, the City demolished the neighboring houses.

Since then, we continue to be stewards of "our" backyard. In addition, although the City would occasionally mow the area between 807 and 801 W. 44th St., 809 W. 44th was untended. So, we added that to our stewardship by mowing the lot, creating a garden to attract pollinators and birds (see first image), and continuously battling invasive plants. We carry that effort into our participation in the Owl Orchard Community Garden as founding members and officers.

We love our home and our neighborhood, and want to continue contributing to our community by maintaining this property as green space as it has been for years abutting the Owl Orchard Community Garden and Crooked Branch Park. Returning this property to private ownership would add to the City's tax base.

Mr. Leonard L. Sledge
Re: Purchase of Lots Adjacent to 811 W. 44th St., Richmond, VA 23225
July 17, 2020
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With that in mind, we propose you allow us to purchase all three parcels for \$8,000.00.

Sincerely,



Lelia Pendleton/Stuart Halloran



*Properties behind 811 W. 44th St.:

811 W. 44th St. (rear)

<https://apps.richmondgov.com/applications/propertysearch/Detail.aspx?pin=S000339>
2030

4306 Reedy Ave. -

<https://apps.richmondgov.com/applications/propertysearch/Detail.aspx?pin=S000339>
2011

809 W. 44th St. -

<https://apps.richmondgov.com/applications/propertysearch/Detail.aspx?pin=S000339>
2005

cc: Councilwoman Kristen Larson, Kristen.Larson@richmondgov.com
Aaron Bond, Liaison to Councilwoman Larson, Aaron.Bond@richmondgov.com