To the Honorable Council
City of Norfolk, Virginia

From: Nikki Riddick, Director
Department of General Services

Subject: Conveyance by NRHA to the City of Norfolk of certain parcels of property located adjacent to Park Avenue

Reviewed: Micha I G. Goldsmith, Deputy City Manager

Approved: Douglas L. Smith, City Manager

I. Recommendation: Adopt Ordinance

II. Applicant: City of Norfolk

III. Description:
This agenda item is an ordinance to authorize the conveyance to the City of Norfolk (the "City") of certain parcels of property located adjacent to Park Avenue by the Norfolk Redevelopment and Housing Authority ("NRHA").

IV. Analysis
- Between 2004 and 2009, NRHA acquired certain parcels along Park Avenue, immediately across from Norfolk State University.
- NRHA's transfer of these six (6) parcels will allow for further consideration by the City as to the development of quality homes and greenspaces on these combined properties.

V. Financial Impact

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<th>Typical Costs of Closing</th>
<th>Each party to this transaction shall pay its own legal fees.</th>
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<td>FY2019 Assessed Land Value of Parcels</td>
<td>$208,000.00</td>
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VI. Environmental
N/A
VII. Community Outreach/Notification
Public notification for this agenda item was conducted through the City’s agenda notification process.

VIII. Board/Commission Action
N/A

IX. Coordination/Outreach
This letter and ordinance have been coordinated with the Department of General Services – Office of Real Estate and the City Attorney’s Office.

Supporting Material from the City Attorney’s Office:
- Ordinance
- Legal Descriptions of Parcels
- Map of Area
ORDINANCE No.

AN ORDINANCE APPROVING THE CONVEYANCE TO THE CITY OF NORFOLK BY THE NORFOLK REDEVELOPMENT HOUSING AUTHORITY OF CERTAIN PARCELS OF PROPERTY LOCATED ADJACENT TO PARK AVENUE AND AUTHORIZING THE CITY MANAGER TO ACCEPT AN APPROPRIATE DEED ON BEHALF OF THE CITY.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the conveyance of those certain parcels of property located adjacent to Park Avenue, as described in Exhibit A attached hereto, to the City of Norfolk by the Norfolk Redevelopment and Housing Authority ("NRHA") is hereby approved.

Section 2:- That the City Manager and other proper officers of the City are hereby authorized to accept an appropriate Deed from NRHA and to do all other things necessary and proper to effect the conveyance of these parcels of property to the City.

Section 3:- That this ordinance shall be in effect from and after the date of its adoption.
EXHIBIT A

PARCEL ONE:

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon and the appurtenances thereunto belonging, situate in the City of Norfolk, Virginia, now or formerly known as 1513 Bond Street, and being known, numbered and designated as Parcel "A", as shown on that certain plat entitled "Subdivision of Properties known as 829 Park Avenue and 831 Park Avenue, Norfolk, Virginia", dated October 16, 1985, made by Lee S. Rood, P.C., Land Surveyor, which plat is duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 42, at page 9.

IT BEING the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Frank Kerestesy and Sun Kerestesy, dated March 27, 2008, and duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia, as Instrument Number 080009013.

PARCEL TWO:

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon and the appurtenances thereunto belonging, situate in the City of Norfolk, Virginia, now or formerly known as 829 Park Avenue, and being known, numbered and designated as Parcel "B", as shown on the plat entitled “Subdivision of Properties known as 829 Park Avenue and 831 Park Avenue, Norfolk, Virginia”, dated October 16, 1985, made by Lee S. Rood, P.C., Land Surveyor, which plat is duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 42, at page 9.

IT BEING the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Dean M. Schlaepfer, dated November 15, 2007, and duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia, as Instrument Number 070042062.

PARCEL THREE:

ALL THAT certain parcel of land, with the buildings and improvements thereon, now or formerly known as 827 Park Avenue, situate in the City of Norfolk, Virginia, being bounded and described as follows:

Beginning at a point in the western street line of Park Avenue at the northern corner of the C. J. Jones lot and being three hundred ninety (390) feet, more or less, from the northwestern intersection of Park Avenue and Olney Road, and running thence northerly along the Western line of Park Avenue thirty (30) feet; thence westerly one hundred twenty-two (122) feet to a twelve foot lane; thence southerly along the eastern line of said lane thirty (30) feet; and thence easterly along the C. J. Jones lot line one hundred twenty-two (122) feet to the point of beginning.

IT BEING the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Anthony Brownridge, dated April 15, 2004, and duly recorded in the Clerk’s
Office of the Circuit Court of the City of Norfolk, Virginia, as Instrument Number 040013991.

**PARCEL FOUR:**

**ALL THAT** certain lot, piece or parcel of land, with the buildings and improvements thereon, and all rights, privileges and appurtenances thereunto belonging, now or formerly numbered 825 Park Avenue, Norfolk, Virginia, and being bounded and described as follows: Beginning at a point in the western street line of Park Avenue distant three hundred sixty (360) feet north from the northwestern intersection of Park Avenue and Olney Road; thence proceeding north along the western side of Park Avenue a distance of thirty (30) feet; thence westerly at right angles to Park Avenue a distance of one hundred twenty-two (122) feet to the eastern side of a twelve (12) foot lane; thence southerly along the eastern side of said twelve (12) foot lane a distance of thirty (30) feet; thence easterly and at right angles to Park Avenue a distance of one hundred twenty-two (122) feet to the western side of Park Avenue, the point of beginning.

**IT BEING** a portion of the property conveyed to Norfolk Redevelopment and Housing Authority by Barbara B. Foxx, by deed dated June 25, 2009, and duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia, as Instrument Number 090014849.

**PARCEL FIVE:**

**ALL THAT** certain lot, piece or parcel of land, with the buildings and improvements thereon, on the west side of Park Avenue being now or formerly numbered 823 Park Avenue, in the City of Norfolk, Virginia, being bounded and described as follows: Beginning at the northeastern corner of a lot, now or formerly belonging to James H. Dillard, three hundred (300) feet from the northwestern corner of the intersection of Park Avenue and Olney Road, and running thence northwardly along the west side of Park Avenue a distance of sixty (60) feet; thence northwardly at a right angle to Park Avenue a distance of one hundred twenty-two (122) feet to a lane twelve feet wide; thence southwardly along the east side of said lane a distance of sixty (60) feet; and thence eastwardly along the said Dillard’s line a distance of one hundred twenty-two (122) feet to the place of beginning aforesaid.

**IT BEING** a portion of the same property conveyed to Norfolk Redevelopment and Housing Authority by deed of Barbara B. Foxx, dated June 25, 2009, and duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia as Instrument Number 090014849.

**PARCEL SIX**

**ALL THAT** certain lot, piece or parcel of land, with the buildings and improvements thereon, now or formerly numbered 819 Park Avenue, situated in the City of Norfolk, State of Virginia, being more particularly bounded and described as follows:

Beginning at a point on the western side of Park Avenue distant 240 feet from the northwestern corner of the intersection of Park Avenue and Olney Road; thence northwardly
along the western side of Park Avenue a distance of sixty (60) feet; thence northwestwardly and at a right angle to Park Avenue a distance of one hundred twenty-two (122) feet to the eastern side of a lane twelve (12) feet wide; thence southerly along the eastern side of said lane a distance of sixty (60) feet; thence easterly along a line perpendicular to the west side of Park Avenue a distance of one hundred twenty-two (122) feet to the point of beginning.

IT BEING the same property acquired by Norfolk Redevelopment and Housing Authority in condemnation proceedings against Doris Robertson, Ruth Weldon Mason, Sidney Brickhouse, Jr., et al, in case CH03-1404 in Norfolk Circuit Court, by Deed of Alfred Bernard, III, Special Commissioner, dated September 3, 2004, duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia, as Instrument No. 040034645.

PARCEL SEVEN

ALL THAT certain lot, piece or parcel of land with the buildings and improvements thereon, now or formerly numbered 815 Park Avenue, in Norfolk, Virginia, being more particularly described as follows: Beginning at the northeastern corner of the lot now or formerly owned by E. S. Muse, on the west side of Park Avenue, a distance of 210 feet north of the northwestern corner of the intersection of Park Avenue and Olney Road; and running thence north along the western side of Park Avenue a distance of thirty (30) feet; thence northwestwardly at a right angle to Park Avenue a distance of one hundred twenty-two (122) feet to a lane twelve feet wide; thence south along the east side of said lane, a distance of thirty (30) feet; thence southeastwardly along Muse’s line, a distance of one hundred twenty-two (122) feet to the point of beginning.

IT BEING a portion of the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Barbara B. Foxx, dated June 25, 2009, and duly recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk, Virginia as Instrument Number 090014849.