



November 24, 2020

To the Honorable Council  
City of Norfolk, Virginia

**Item Number: R-16**

Re: An Ordinance Amending Ordinance Number 48,190 in Order to Include a Title Owner of the Property of Cogic Memorial Home for the Elderly that may be Added for Financing Renovations to the Property.

Dear Ladies and Gentlemen:

Attached is an ordinance to clear up a clerical detail related to the grant of a real property tax exemption to Cogic Memorial Home for the Elderly, Inc., the owner and operator of a multiple-family dwelling located at 2412 East Virginia Beach Boulevard.

As indicated in the ordinance that granted the tax exemption by designation, adopted on October 27, 2020, the subject property is scheduled to be renovated to update the structure and dwelling units. In order to do that, a financing structure may require the creation of a new entity, named "Cogic Memorial Home for the Elderly Preservation L.P.," to hold the legal title to the property.

This amendment simply adds "Cogic Memorial Home for the Elderly Preservation L.P." so that it would have access to the same exempt status as the current owner of the property, namely Cogic Memorial Home for the Elderly, Inc. No other changes to the prior ordinance are proposed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'B. Pishko', is written over a light blue horizontal line.

Bernard A. Pishko  
City Attorney

Recommendation: Adopt Ordinance



Form and Correctness Approved: *BAP*

Contents Approved:



By: \_\_\_\_\_  
Office of the City Attorney

By: \_\_\_\_\_  
DEPT. City Attorney's Office

NORFOLK, VIRGINIA

## Ordinance No.

AN ORDINANCE AMENDING ORDINANCE NUMBER 48,190 GRANTING AN EXEMPTION FROM REAL PROPERTY TAXES, BY DESIGNATION, TO COGIC MEMORIAL HOME FOR THE ELDERLY, INC. FOR PROPERTY LOCATED AT 2412 EAST VIRGINIA BEACH BOULEVARD IN ORDER TO INCLUDE THE ENTITY THAT MAY BE A TITLE OWNER OF THE PROPERTY DURING THE TERM OF THE EXEMPTION.

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WHEREAS, Ordinance Number 48,190, adopted on October 27, 2020, granted an exemption from real property taxes, by designation, to Cogic Memorial Home for the Elderly, Inc. for property located at 2412 East Virginia Beach Boulevard (hereinafter "Property"), which exemption is limited to a term no longer than twenty (20) years;

WHEREAS, in conjunction with a project to rehabilitate the Property, the title of the Property may be vested in a limited partnership named "Cogic Memorial Home for the Elderly Preservation LP" for the purposes of financing the cost of the rehabilitation, which corporate entity was not identified in Ordinance Number 48,190; and

WHEREAS, it is necessary and appropriate to include each entity who is or may be a title owner of the Property during the term of the exemption; now, therefore,

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

Section 1:- That the Council hereby amends Ordinance Number 48,190 to include Cogic Memorial Home for the Elderly Preservation L.P. and give it all the same exemptions and obligations, along with and not in substitution for, Cogic Memorial Home for the Elderly, Inc.

Section 2:- That all other provisions of Ordinance Number 48,190 remain unchanged and unaltered by the instant ordinance.

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