SPECIAL MEETING OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA
TUESDAY, OCTOBER 29, 2019 AT 10:30 AM
4TH FLOOR CONFERECE ROOM

AGENDA

CALL TO ORDER

ROLL CALL

INDUSTRIAL DEVELOPMENT AUTHORITY:

RESOLUTIONS

1. CLOSED MEETING.

2. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT OF PURCHASE AND SALE AND THE ACTUAL SALE OF PORTION OF 1076 WEST MAIN STREET, PARCEL 51530, AS WELL AS THE ANNEX BUILDING SITE PARCEL 60452 TO 1076 SCHOOLFIEL, LLC.

3. A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE AUTHORITY TO CONVEY TWO (2) FIVE FOOT ONE INCH EASEMENTS TO DANVILLE HONEY BEE LLC AND OLD BEE LLC ON THE PROPERTY LOCATED AT 119 AND 121 SOUTH UNION STREET DANVILLE, VIRGINIA SUBJECT TO COMPLETION OF A SURVEY.

4. CONSIDER AND TAKE ACTION UPON ANY AND ALL BUSINESS THAT MAY BE LAWFULLY ENACTED AT A REGULAR MEETING OR DISCUSSED IN A CLOSED MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

ADJOURN

Executive Summary

1076 West Main Street and surrounding 3.980 acres

1076 Schoolfield LLC is requesting approval to purchase the office building located at 1076 West Main Street (Parcel 51530), the surrounding 3.980 acres as outlined in the attached map (both noted as Lot B1), and the annex building parcel (Parcel 60452) at the Schoolfield site. This entity has the intention of acquiring both sites with plans to redevelop them into residential and commercial use.

PRESENTED: October 29, 2019

ADOPTED: October 29, 2019

RESOLUTION NO. 2019-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING AN AGREEMENT OF PURCHASE AND SALE AND THE ACTUAL SALE OF PORTION OF 1076 WEST MAIN STREET, PARCEL 51530, AS WELL AS THE ANNEX BUILDING SITE PARCEL 60452 TO 1076 SCHOOLFIEL, LLC.

WHEREAS, it is the purpose and intent of the Industrial Development Authority of Danville, Virginia (IDA) to aid the promotion of economic development within the City of Danville; and

WHEREAS, in order to facilitate the promotion of economic development within the City of Danville, the IDA may have to sell property for such purposes; and

WHEREAS, 1076 Schoolfield, LLC intends to purchase a portion of 1076 West Main Street, further identified as Parcel 51530, said property to be shown on a plat of as well as the Annex Building Site, further identified as Parcel 60452; and

NOW THEREFORE, BE IT RESOLVED, by the Industrial Development Authority of Danville, Virginia that it does hereby approve and authorize an Agreement of Purchase and Sale and the actual sale of 1076 West Main Street, further identified as Parcel 51530, as well as the Annex Building Site, further identified as Parcel 60452, both owned by the IDA to 1076 Schoolfield, LLC; and

BE IT FURTHER RESOLVED, that the IDA approves the Agreement of Purchase and Sale, in a form to be approved by the Chairman, Office of Economic Development, and City Attorney; and

BE IT FINALLY RESOLVED, that the Authority does hereby authorize its Chairman, or in his absence any officer, to execute said Agreement of Purchase and Sale and any and all documents necessary for the actual sale to close the transaction for the above referenced properties.

APPROVED:

_____
Chairman

ATTEST:

_____
Secretary

Approved as to
Form and Legal Sufficiency:

_____
City Attorney

PIN 51530

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the subdivision of land as shown hereon, containing 3.980 acres, more or less, and designated as "Plat of Survey for Schoolfield Properties, LLC Creating Lot B1 (3.980 acres)" in the City of Danville, Virginia, is with the free will and consent and in accordance with the desires of the undersigned owner thereof, that all streets on said plat are hereby dedicated to the public use, and that all lots within the subdivision are not subject to restrictions, reservation, stipulations and covenants. The said 3.980 acres of land hereby subdivided having been conveyed to Schoolfield Properties, LLC by deed dated December 26, 2017 recorded in the Clerk's Office of the Circuit Court of the City of Danville, in Instrument Number 17-0004789.

Given under my hand this _____ Day of _____, 2019

_____ _____
Manager – Schoolfield Properties, LLC DATE

Certificate of Acknowledgment:

City/County of _____
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this ___ day of ___, 2019 by

_____
(Name of person seeking acknowledgment above)

_____ SEAL
Notary Public's signature (above)
Notary registration number: _____
My commission expires: _____

TOTAL AREA SUNDIVIDED: 3.980 ACRES

ZONED: M-I (INDUSTRIAL Manufacturing District)

SETBACKS: FRONT – 50 feet
SIDE – 25 feet
REAR – 50 feet

SURVEYOR'S CERTIFICATION:

I hereby certify that to the best of my knowledge and belief this survey is correct and has been prepared based upon a current field survey and in accordance with the current standards of a boundary survey as established by the Virginia State Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects (APELSCIDLA Board).

_____ _____
Fred O. Shanks, III, LS #1544 Date

SURVEYOR'S ORDINANCE CERTIFICATION:

I hereby certify that to the best of my knowledge and belief, all the requirements of the Planning Commission and City Council, and ordinances of the City of Danville, Virginia, regarding the platting of subdivisions within the City have been complied with.

Given under my hands this _____ day of _____, 2019.

_____ _____
Fred O. Shanks, III Land Surveyor #1544 Date

CITY APPROVAL

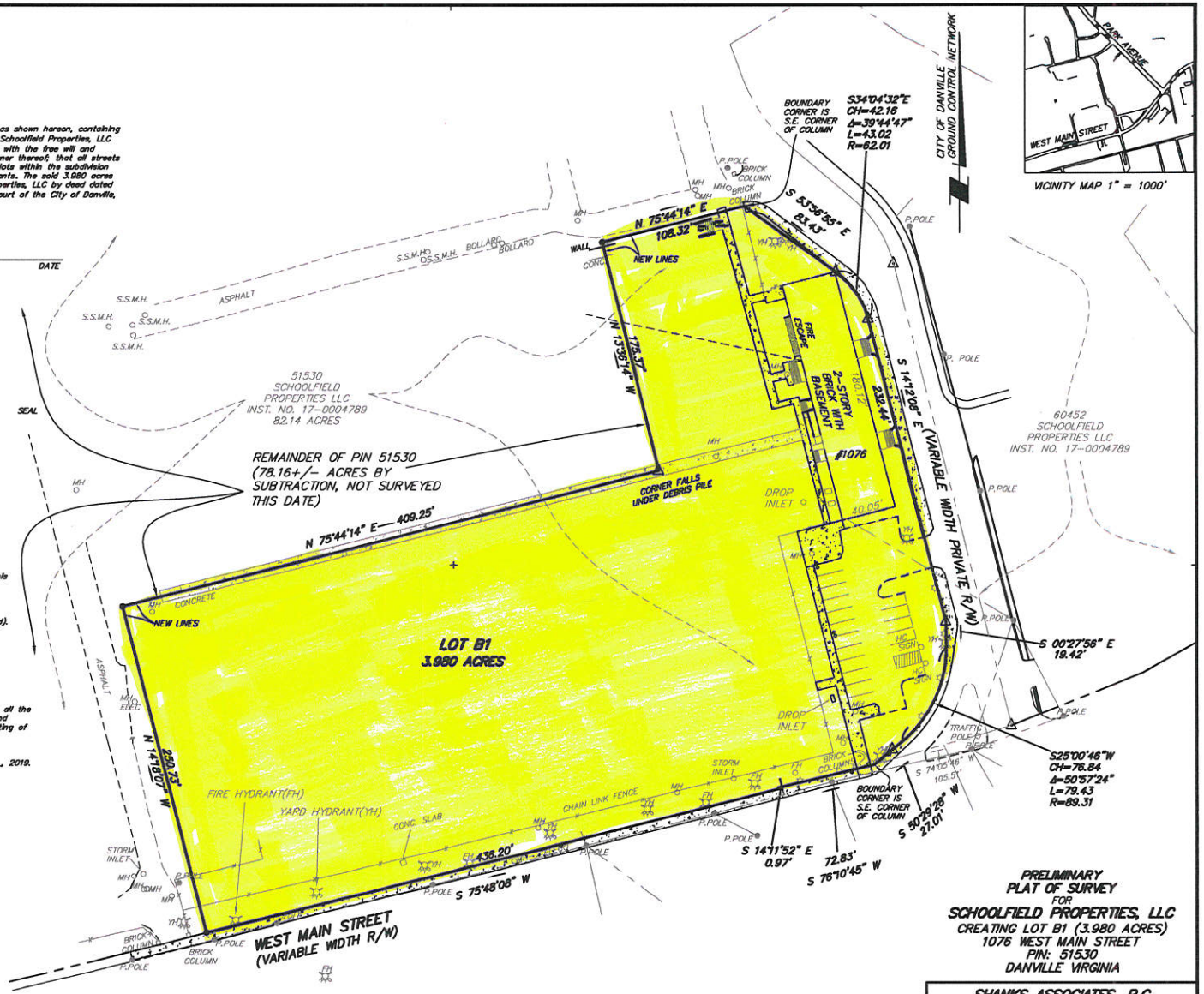
THIS SUBDIVISION KNOWN AS "PLAT OF SURVEY FOR SCHOOLFIELD PROPERTIES LLC " IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

_____ _____
CITY ENGINEER DATE

_____ _____
ZONING ADMINISTRATOR DATE

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS OF 09-29-2010 F.E.M.A. STUDIES. THE PROPERTY IS WITHIN ZONE "X" AS SHOWN ON F.E.M.A. COMMUNITY PANEL No. 51143C0633E
3. PROPERTY SHOWN HEREON IS IN VARIOUS STAGES OF DEMOLITION. ONLY VISIBLE SIGN OF BURIED PIPING/CONDUIT ARE SHOWN. VARIOUS SLABS, WALLS, DRAINS AND OTHER PARTIALLY DEMOLISHED OR BURIED FEATURES ARE NOT SHOWN.



LEGEND
○ PROPERTY CORNER FOUND AS NOTED
● 5/8" IRON ROD SET
▲ CALCULATED POINT

GRAPHIC SCALE
0 50 100
1" = 50'

PRELIMINARY
PLAT OF SURVEY
FOR
SCHOOLFIELD PROPERTIES, LLC
CREATING LOT B1 (3.980 ACRES)
1076 WEST MAIN STREET
PIN: 51530
DANVILLE VIRGINIA

SHANKS ASSOCIATES, P.C.
ENGINEERS – SURVEYORS – PLANNERS
509 LOYAL STREET
DANVILLE, VIRGINIA 24541
(434) 797-5446; fshanks@gamewood.com

DATE: 09/10/19	SCALE: 1"=50'
CREW: F.O.S CALC: F.O.S DRAWN BY: MELTON	
CALC. CHK:	PLAT CHK:
F.B.: .	JOB NO.: 619009

City of Danville, Virginia

Parcel ID: 60452
Address: W MAIN ST

Owner: SCHOOLFIELD PROPERTIES LLC

Mail-To: INDUSTRIAL DEVELOPMENT AUTHORITY
PO BOX 3300
DANVILLE, VA 24543

Value Information	
Land / Use:	$40,200
Improvement:	$4,300
Total:	$44,500.00

Building Information	
Year Built:	0
Total Rooms:	0
Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Finished Square Feet:	3,286

Additional Information

State Code:	4431 Storage Warehouse	**Approx Acres:**	2.82
Land Use:	Commercial	**Legal Description:**	2.824 AC NO A1 W MAIN ST
Tax Map:	1605-004-000033.000	**Zone:**	IM Manufacturing District

Notes:
DB 17-4788: Pty gifted & trfd to Taxable.DB 15-4075: Deed of Correction & 4 lists.DB 15-3703: Same 3 lists, pty was sold & trfd to exempt.DB 15-2689: 3 lists incl acct#51588, 60450 & 60452.Subdivide Info (DB 06-1211) Conveyance (51530-06-1211) Date of Sale (3/22/06) Transaction, Date (200702490, 6/4/07). (Map 1605-004-000033.000)

Building

Building Information - 1

Property Class:	Commercial		
Style:	*No Data*	**Finished Square Feet:**	3,286
Year Built:	0	**Basement Square Feet:**	0
Condition:	*No Data*	**Total Rooms:**	0
Story Height:	*No Data*	* *Bathrooms are not included in total room count.*	
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		

Features:	Size:
Brick with Block Back-up	100 %
Space Heater	100 %

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Improvements

There are no improvements.

Land

Land Code:	CA35 CA35 15000	**Rate:**	$15,000
Acres:	2.82	**Adj. Rate:**	$15,000
Sq. Ft.:	123,013	**Base Value:**	$42,360
Front:	0	**Adj. Amount:**	-$2,160
Effective Front:	0	**Value:**	$40,200
Depth:	0		

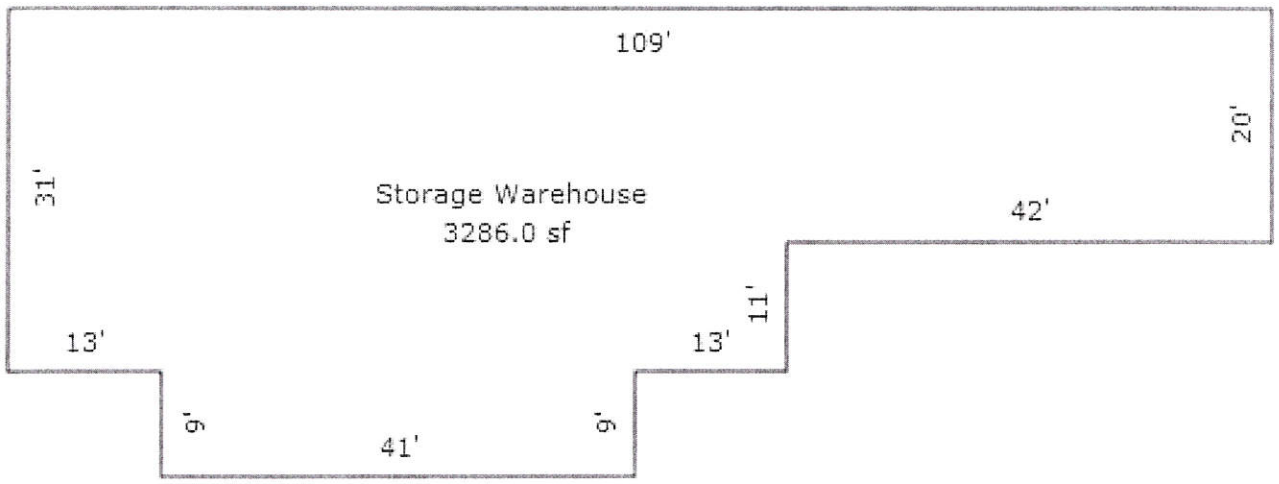
Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 17	4788	$0	12/29/2017	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VIRGINIA	SCHOOLFIELD PROPERTIES LLC
D 15	4075	$702,660	11/4/2015	WHITE MILL DEV LLC	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VA
D 15	3703	$702,660	10/8/2015	WHITE MILL DEVELOPMENT LLC	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VIRGINIA
D 15	2689	$0	8/12/2015	DRG SCHOOL BUILD LLC & DRG SCHOOL LAND LLC	WHITE MILL DEVELOPMENT LLC

Assessments

Year	Land	Use	Improvements	Total
2019	$40,200	$0	$4,300	$44,500
2018	$40,200	$0	$4,300	$44,500
2017	$40,200	$0	$4,100	$44,300
2016	$40,200	$0	$4,100	$44,300
2015	$38,100	$0	$6,600	$44,700
2014	$38,100	$0	$6,600	$44,700
2013	$38,100	$0	$7,300	$45,400
2012	$38,100	$0	$7,300	$45,400
2011	$38,100	$0	$16,000	$54,100
2010	$38,100	$0	$16,000	$54,100
2009	$38,100	$0	$16,700	$54,800
2008	$38,100	$0	$16,700	$54,800
2007	$38,100	$0	$16,700	$54,800

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.



Sketch by Apex Medina™

DISCLAIMER. This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Parcel ID: 60452

DANVILLE
VIRGINIA

- ☐ Buildings
- ☐ Parcels
- Street Names
- House Numbers

Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warrenty as to this map's accuracy, and in particular, it's accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Date: 10/21/2019

Executive Summary

Easements on the South and North sides of 117 & 121 S Union Street

Danville Honey Bee LLC and Old Bee LLC are requesting two 5'1" easements one on the south and one on the north sides of 117 & 121 S Union Street running the entire length of the park, as shown in the attached rendering. This easement is required by code to allow both functional and emergency egress into the park.

PRESENTED: October 29, 2019

ADOPTED: October 29, 2019

RESOLUTION NO. 2019-____.____

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE AUTHORITY TO CONVEY TWO (2) FIVE FOOT ONE INCH EASEMENTS TO DANVILLE HONEY BEE LLC AND OLD BEE LLC ON THE PROPERTY LOCATED AT 119 AND 121 SOUTH UNION STREET DANVILLE, VIRGINIA SUBJECT TO COMPLETION OF A SURVEY.

WHEREAS, Danville Honey Bee LLC and Old Bee LLC are requesting Two 5'1" easements, one on the south side and one on north side of 119-121 South Union Street running the entire length of the park, as shown on the attached rendering.; and

WHEREAS, this easement is required by code to allow for both functional and emergency egress; and

WHEREAS, this easement is subject to completion of a survey.

NOW THEREFORE, BE IT RESOLVED by the Industrial Development Authority of Danville, Virginia that it does hereby approve and authorize the Chairman, on behalf of the Authority, to convey two (2) five foot one inch easements to Danville Honey Bee LLC and Old Bee LLC on the property located at 119 and 121 South Union Street Danville, Virginia as proposed in the attached rendering; and

BE IT FURTHER RESOLVED that this resolution is subject to preparation of a survey showing the easements as illustrated on the attached rendering; and

BE IT FINALLY RESOLVED that the Chairman, or in his absence any member, is authorized to execute the easement reviewed and approved by the City Attorney's Office and the City of Danville's Office of Engineering, as well as any and all other documents necessary to complete the above referenced transaction.

APPROVED:

_____
Chairman

ATTEST:

_____
Secretary

Approved as to
Form and Legal Sufficiency:

_____
City Attorney