

ORDINANCE NO. 2502

AN ORDINANCE approving, authorizing and directing the sale of a certain two parcels of real property owned by the City of Alexandria, Virginia, which parcels are known as Torpedo Plant Building No. 1 and Torpedo Plant Building No. 3, in the City of Alexandria, Virginia.

WHEREAS, the City of Alexandria, Virginia, owns a certain two parcels of real property known, respectively, as Torpedo Plant Building No. 1, located on the south side of Cameron Street between North Lee Street and North Union Street, and Torpedo Plant Building No. 3, located at the easterly side of North Union Street between Cameron Street and Queen Street and the southerly side of the land of Kristos Kiriakow and Anna Kiriakow, Deed Book 716, page 336, in the City of Alexandria, Virginia; and

WHEREAS, said property constitutes a part of the Torpedo Plant complex acquired by the city by that deed recorded in Deed Book 707 at page 327 among the land records of the City of Alexandria; and

WHEREAS, the City Council of the City of Alexandria, Virginia, is of the opinion that the city no longer needs Torpedo Plant buildings numbered 1 and 3 and it would be in the public interest to sell said property; and

WHEREAS, the City desires that the Torpedo Plant complex be redeveloped in a manner consistent with the goals and objectives set out in that city document entitled "Torpedo Plant Prospectus," which document is incorporated herein by reference; and

WHEREAS, the city council has determined that the sale of Torpedo Plant buildings numbered 1 and 3 (hereinafter "the property") to the Alexandria Waterfront Restoration Group (hereinafter sometimes referred to as "AWRG") would further the city's goals and objectives as set out in the aforesaid Torpedo Plant Prospectus; and

WHEREAS, the Planning Commission of the City of Alexandria has approved the sale of the property; and

WHEREAS, the city manager has recommended the sale of the property to AWRG for ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00); and

WHEREAS, AWRG wishes to buy the property at the price, terms and conditions recommended for the purpose of redeveloping same as a mixed-use development of planned residential and/or commercial uses as provided in section 42-19(h) of the zoning code of the City of Alexandria; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow-described parcel of real estate to the Alexandria Waterfront Restoration Group be and the same hereby is approved:

Building No. 1

Beginning at the intersection of the east side of North Lee Street and the south side

of Cameron Street; thence with the side of Cameron Street South 80° 30' 00" East, 300.00 feet to the west side of North Union Street; thence with the side of North Union Street South 09° 30' 00" West, 245.92 feet to the south face of an existing building and the north side of Fayette Alley; thence with the face of the building and the side of Fayette Alley North 80° 30' 20" West, 240.12 feet; thence with the side of Fayette Alley North 81° 15' 00" West, 59.88 feet to the east side of North Lee Street; thence with the side of North Lee Street North 09° 30' 00" East, 246.72 feet to the point of beginning and containing 73,802.00 square feet.

Section 2. That the sale of the hereinbelow-described parcel of real estate to the Alexandria Waterfront Restoration Group be and the same hereby is approved:

Building No. 3

Beginning at the intersection of the north side of Cameron Street and the east side of North Union Street; thence with the side of North Union Street North 09° 30' 00" East, 217.67 feet to the land of Kristos and Anna Kiriakow; thence with Kiriakow South 81° 10' 00" East, 124.71 feet; thence departing from Kiriakow and running through the land of the City of Alexandria, Virginia, South 09° 26' 31" West, 217.67 feet to the north side of Cameron Street; thence with the side of Cameron Street North 81° 10' 00" West, 124.93 feet to the point of beginning and containing 27,167.00 square feet.

Section 3. That the city manager be and hereby is authorized and directed to sign a deed on behalf of the City of Alexandria, a municipal corporation of Virginia, and the City Council of the City of Alexandria, conveying the above-described property to the Alexandria Waterfront Restoration Group.

Section 4. That the said deed shall be a General Warranty Deed, expressly subject to any restrictions, covenants, easements and conditions in the deeds and instruments of record forming the chain of title to the property.

Section 5. That the city manager be and hereby is authorized and directed to deliver said Deed to AWRG upon receipt, at settlement, of the sum of THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$375,000.00) cash, which sum shall be a down payment and shall equal twenty-five percent (25%) of the aforesaid purchase price, and upon receipt of two (2) Promissory Notes in a form acceptable to the city secured by two (2) Purchase Money Deeds of Trust on buildings 1 and 3 respectively and upon compliance with the other provisions of this ordinance.

Section 6. That AWRG must comply in full with all terms and conditions of sale and settle in full according to such terms and schedule as may be set out in the Contract of Sale of the property.

Section 7. The City of Alexandria will pay for any title examination, title insurance, survey, conveyance tax, recording costs of deed and deeds of trust, settlement fees and notary fees that may be required for settlement.

Section 8. That the city manager be and hereby is authorized and directed, on behalf of the City of Alexandria, to do all things necessary and desirable to carry out the sale and conveyance approved, authorized and directed by this ordinance.

Section 9. That the city clerk be and hereby is authorized to attest the execution of said Deed and to affix thereon the official Seal of the City of Alexandria, Virginia.

Section 10. This ordinance shall bind AWRG and the City of Alexandria and their respective successors and assigns. It shall survive delivery and acceptance of the Deed, but may not be assigned by either party without the written consent of the other party.

Section 11. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective on the execution of the contract referred to in section 6 of this ordinance.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 25, 1980