

ORDINANCE NO. 2837

AN ORDINANCE approving and authorizing the sale of property owned by the City of Alexandria, Virginia, located at 1419, 1421, 1423 and 1425 Duke Street in the City of Alexandria, Virginia, to Arnon Perry and Joav Steinbach.

WHEREAS, the City of Alexandria, Virginia, owns certain property located at 1419, 1421, 1423 and 1425 Duke Street in the City of Alexandria, Virginia; and

WHEREAS, this property was acquired by the city for the purpose of eliminating its blighting influence from the surrounding neighborhood and from the City of Alexandria; and

WHEREAS, this property has been advertised for sale through an invitation for purchase and rehabilitation or redevelopment of the subject properties within a 12-month period; and

WHEREAS, Arnon Perry and Joav Steinbach have been deemed successful bidders to purchase the properties under the terms advertised; and

WHEREAS, the Alexandria Community Development Block Grant Advisory Committee has reviewed and approved the redevelopment proposal of Perry and Steinbach and found it to be satisfactory; and

WHEREAS, the city manager has recommended the sale of this property for ONE HUNDRED FIFTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$115,100.00), subject to the terms and conditions set forth in the invitation for purchase and rehabilitation or redevelopment, the proposal submitted by Perry and Steinbach and the sale and rehabilitation agreement to be executed herein; and

WHEREAS, the city council is of the opinion that the city no longer needs this property and that its disposition, according to the terms and conditions recommended by the city manager, will achieve the removal of blight from the city and that it is in all other respects in the public interest; and

WHEREAS, Perry and Steinbach wish to buy this property at the price, terms and conditions recommended; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the sale of the hereinbelow described property to Arnon Perry and Joav Steinbach, be and the same hereby is approved:

I. Premises 1419 and 1421 Duke Street.

Beginning at a point on the North side of Duke Street 373 feet 5 inches, more or less, eastwardly from the intersection of Commerce and Duke Streets and at the middle of an alley 2 feet 10 inches wide and running thence North parallel with West Street 60 feet, 9 inches, more or less; thence West parallel with Duke Street 21 feet, 1 inch, more or less, to a point in the northerly extension of the east line of an alley 2 feet, 7 inches wide; thence South parallel with West Street along the east line of said alley 60 feet, 9 inches, more or less, to Duke Street; thence East on Duke Street 21 feet, 1 inch, more or less, to the point of beginning, with the right-of-way over both said alleys in common with others entitled thereto, and Lot 601 as shown upon a plat attached to a Deed of Resubdivision recorded among the land records of the City of Alexandria, Virginia, in Deed Book 1074 at page 73.

II. Premises 1423 and 1425 Duke Street.

Lot 600 of a resubdivision of 1423 and 1425 Duke Street, as per Deed of Resubdivision, Release and Conveyance, dated November 19, 1982, recorded in Deed Book 1074 at page 73.

Section 2. That the city manager be and hereby is authorized to execute that certain agreement for sale and rehabilitation on behalf of the City of Alexandria, a municipal corporation of Virginia, between it and the purchasers Perry and Steinbach.

Section 3. That the city manager be and hereby is authorized to execute two (2) deeds on behalf of the City of Alexandria, conveying the above-described property to Perry and Steinbach.

Section 4. That the first deed shall include the covenant of Perry and Steinbach to perform all of the requirements agreed to in the sale and rehabilitation agreement, and which deed shall be a special warranty deed.

Section 5. That the city manager be and hereby is authorized to deliver said deed to Perry and Steinbach upon receipt, at settlement, of the sum of ONE HUNDRED FIFTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$115,100.00).

Section 6. That the second deed shall be a special warranty deed excepting any encumbrances placed upon the land with the consent of the grantee subsequent to the execution of said deed or arising from any work performed on the property after settlement.

Section 7. That the city manager be and hereby is authorized, on behalf of the City of Alexandria, to deliver said deed to the escrow agent, as specified in the sale and rehabilitation agreement, upon receipt, at settlement of the sum of ONE HUNDRED FIFTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$115,100.00).

Section 8. That the escrow agent be and hereby is authorized to deliver said deed to Perry and Steinbach upon fulfillment of the terms and conditions set forth in the sale and rehabilitation agreement at the direction of the city manager.

Section 9. That Perry and Steinbach must comply with the conditions and restrictions in that sale and rehabilitation agreement and settle in full according to its terms.

Section 10. That the city manager be and hereby is authorized, on behalf of the City of Alexandria, to do all things necessary and desirable to carry out this sale and conveyance approved and authorized by this ordinance.

Section 11. That the city clerk be and hereby is authorized to attest the execution of said deeds and other necessary documents and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 12. 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 the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 29, 1983