

ORDINANCE NO. 2838

AN ORDINANCE approving and authorizing the sale of property owned by the City of Alexandria, Virginia, located at 519 North Alfred Street in the City of Alexandria, Virginia, to Peter B. Crouch and Gladys Mesmer.

WHEREAS, the City of Alexandria, Virginia, owns certain property located at 519 North Alfred 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 of the subject property within a 12-month period; and

WHEREAS, Peter B. Crouch and Gladys Mesmer 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 rehabilitation proposal of Crouch and Mesmer and found it to be satisfactory; and

WHEREAS, the city manager has recommended the sale of this property for FORTY-FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$45,100.00), subject to the terms and conditions set forth in the invitation for purchase and rehabilitation, the proposal submitted by Crouch and Mesmer, 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, Crouch and Mesmer 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 Peter B. Crouch and Gladys Mesmer, be and the same hereby is approved:

Beginning at a point on the east line of North Alfred Street, said point also being

83.67 feet from the south line of Pendleton Street and at the extension of the centerline of the partition wall of the property herein described and the property adjoining to the north; thence departing the line of North Alfred Street and with the line of the aforementioned partition wall South 80° 49' 00" East, 90.00 feet to a point on the west line of a 10-foot alley; thence with the line of the alley South 09° 30' 00" West, 14.41 feet to a point, said point being an extension of the centerline of the partition wall of the property herein described and the property adjoining on the south; thence with the line of the aforementioned partition wall North 80° 49' 00" West, 90.00 feet to a point on the east line of North Alfred Street; thence with this line North 09° 30' 00" East, 14.41 feet to the point of beginning containing approximately 1,296.9 square feet of land with improvements thereon, also known as 519 North Alfred Street in the City of Alexandria, Virginia, such land and improvements hereinafter designated as the "property."

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 Crouch and Mesmer.

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 Crouch and Mesmer.

Section 4. That the first deed shall include the covenant of Crouch and Mesmer 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 Crouch and Mesmer upon receipt, at settlement, of the sum of FORTY-FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$45,100.00).

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 FORTY-FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$45,100.00).

Section 8. That the escrow agent be and hereby is authorized to deliver said deed to Crouch and Mesmer 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 Crouch and Mesmer 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