

February 25, 2020 Council Meeting

The regular meeting of the Council of the City of Martinsville, Virginia was held on February 25, 2020 in Council Chambers, Municipal Building, at 7:30 PM with Mayor Kathy Lawson presiding. Other Council Members present included Chad Martin, Jennifer Bowles, Jim Woods and Danny Turner. Staff present included City Manager Leon Towarnicki, Assistant City Manager/City Attorney Eric Monday, Clerk of Council Karen Roberts, Finance Director Linda Conover, Assistant Finance Director Mandy McGhee, Community Development Director Mark McCaskill, and Deputy Police Chief Rob Fincher.

Mayor Lawson called the meeting to order. Following the Pledge to the American Flag and invocation by Council Member Bowles, Lawson welcomed everyone to the meeting.

Mayor Lawson welcomed David Sawyer, a student at Magna Vista and Boy Scout working towards his Eagle Scout badge.

Recognize City Employees who are eligible for Service Awards for the period January 1 – March 31, 2020 – City Manager Towarnicki read the list of names and thanked those employees for their years of service to the City.

| <b>SERVICE AWARD RECIPIENTS</b>                     |                       |                         |
|---|-----------------------|-------------------------|
| <b>THIRD QUARTER - FISCAL YEAR 19-20</b>            |                       |                         |
| <b>FOR THE PERIOD OF JANUARY 1 – MARCH 31, 2020</b> |                       |                         |
| <b>Name</b>   | <b>Department</b>     | <b>Years of Service</b> |
| TONY HURD   | WASTEWATER PLANT      | 5                       |
| MANDY MUSE  | UTILITY BILLING       | 5                       |
| DAVID COLLIE  | ENGINEERING           | 5                       |
| TRINA SNEAD   | DEPUTY SHERIFF-COURTS | 15                      |
| MICHAEL MCPEEK                                      | POLICE DEPARTMENT     | 15                      |
| KRISTOPHER SHRADER                                  | FIRE DEPARTMENT       | 20                      |
| ROBIN ACCORD  | SHERIFF'S DEPARTMENT  | 20                      |
| CECIL HARDY   | SHERIFF'S DEPARTMENT  | 20                      |
| ROBERT KERRICK                                      | INFORMATION SERVICES  | 20                      |
| JONATHAN BARKER                                     | SHERIFF – JAIL        | 20                      |

Conduct a public hearing on a request to rezone property at 201 and 209 Aaron Street from ED-I Economic Development Intense to R-T Transitional Residential – City Manager Towarnicki explained that this is the burned property on Aaron Street that has been discussed at previous Council meetings. Mark McCaskill shared details of the Planning Commission meeting and their recommendation to rezone the property. Mayor Lawson opened the floor for a public hearing. No one approached the podium so the public hearing was closed. John Stiltner of Landmark shared a PowerPoint explaining The Landmark Group's plan for Aaron Mills Apartments at this location as well as details on the success of their other properties including the Martinsville Lofts. Council Member Turner made a motion to approve the rezoning request; Council Member Bowles seconded the motion with the following roll call vote: Woods, aye; Lawson, aye; Bowles, aye; Martin, aye; and Turner, aye.



February 20, 2020

Mayor Kathy Lawson  
Members of Council  
55 W. Church Street  
Martinsville VA 24112

Dear Mayor Lawson,

On Thursday, February 20th, at 2:00pm in Council Chambers, the Planning Commission held a duly advertised public hearing to consider the request for a rezoning application by Landmark Asset Services, Inc., for 201 Aaron Street and 209 Aaron Street, Martinsville VA 24112.

The Planning Commission voted to **recommend approval for the Rezoning Application** and send it to City Council for consideration.

Sincerely,

Joseph Martin

Chairperson, City of Martinsville Planning Commission

Community Development • City of Martinsville • 55 W Church St. • Martinsville, VA 24114 • 276-403-5156



## THE LANDMARK GROUP

*Redevelopment & Revitalization of  
Aaron Mills Apartments*



### TOPICS

- Who we are.
- Our vision for Aaron Mills Apartments.
- How we can make it happen.





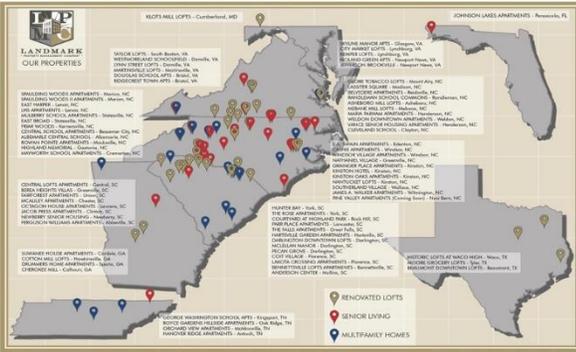
## WHO IS THE LANDMARK GROUP?

## THE LANDMARK GROUP

- o The Landmark Group is third generation, vertically integrated team of more than 150 people with expertise in architectural design, city planning, historic preservation, layered financing, construction and property management.
- o The Landmark Group is an award winning developer of affordable housing communities in the southeast.
- o Developed, owns and/or manages over 85 adaptive reuse and new construction communities.
- o Over 4,000 units and 65 retail/commercial storefronts.



## OUR PROPERTIES



## MARTINSVILLE LOFTS MARTINSVILLE, VA

2012 J. Timothy Anderson Award  
Winner for Most Innovative  
Adaptive Reuse



Before

After



## COIT VILLAGE – FLORENCE, SC



City Infill New Construction  
project created 72 units of  
affordable apartments for families  
in downtown Florence.



## ALBEMARLE CENTRAL SCHOOL APARTMENTS – ALBEMARLE, NC



A Public/Private Partnership to  
create 53 apartments for Seniors  
through the adaptive reuse of a  
former school with the addition  
of a new construction building.

Financing in part provided by  
the City of Albemarle. The City  
also leases auditorium space on  
an annual basis for 20 years.



## ASHEBORO MILL LOFTS ASHEBORO, NC



Before



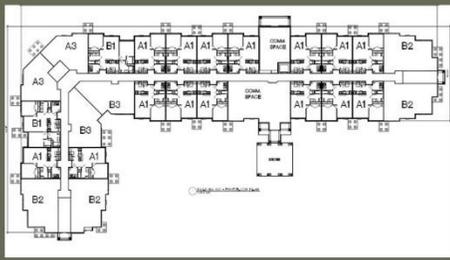
Adaptive reuse of two  
historic mills into 70  
apartments for families in  
the heart of downtown



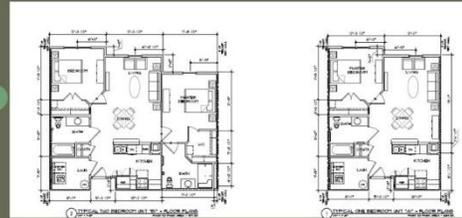
## OUR VISION FOR AARON MILLS APARTMENTS



**BUILDING FLOOR PLAN**



**UNIT FLOOR PLANS**



**FINANCING**

- As proposed Aaron Mills Apartments is a \$8,000,000+ development consisting of 52 – one and two bedroom apartments for Seniors
- Financed through federal housing tax credits, private equity and permanent financing.
  - Virginia Brownfields Assistance Fund (VBAF) utilized to clean up site.
  - Current Estimates show over 6.5 million dollars in private equity and a 1.45 million dollar mortgage to finance apartment construction.
- Constructed without the use of City resources other than VBAF Pass-through and the donation of the property.

**IMPORTANT DEADLINES**

**2020-2022**

Project Timeline

- March 2020 – Landmark Submits VHDA Application
- June 2020 – VHDA Board Approves Final Rankings
- June 2020-Mid 2021 – Secure Additional Funding (State HOME, etc.)
- Third Quarter 2021 – Transfer ownership of the properties and Begin Apartment Construction
- Third Quarter 2022 – Construction Completion & Ribbon Cutting

**REFERENCES**

Mr. Doug Byrom  
*First Citizens*  
 Senior Vice President / Manager Strategic CRE Banking  
 Phone: 919.716.7834  
 Email: Doug.Byrom@FirstCitizens.com

Mr. Rob Vest  
*Red Stone Equity Partners*  
 Principal / Managing Director / Acquisitions  
 Phone: 704.200.9505  
 Email: Rob.Vest@RSEEquity.com

Mr. John Ogburn  
*City Manager – Asheboro, NC*  
 Phone: 508.608.1201 ext.213  
 Email: JOgburn@ci.asheboro.nc.us

Mrs. Karen Wilda  
*Newport News Redevelopment & Housing Authority*  
 Executive Director  
 Phone: 757.928.2020  
 Email: KWWilda@NNRHA.org

Mr. Ted Alexander  
*Preservation of North Carolina – Western Office*  
 Regional Director  
 Phone: 704.482.3531  
 Email: TAlexander@pncnc.org

Consider adoption of a resolution designating 201 and 209 Aaron Street as a Redevelopment Area – City Manager Towarnicki explained the need for the resolution, which is required for the Aaron Street funding application process. Council Member Turner made a motion to adopt the resolution; Council Member Bowles seconded the motion with the following roll call vote: Martin, aye; Turner, aye; Woods, aye; Lawson, aye; and Bowles, aye. Council Member Turner voiced concern that the City should hold the deed to the property before moving forward with any additional plans on the property.

*Council Members*  
Kathy Lawson, Mayor  
Chad Martin, Vice-Mayor  
Jennifer Bowles  
Danny Turner  
Jim Woods



*City Manager*  
Leon E. Towarnicki  
*City Attorney*  
Eric H. Monday  
*Clerk of Council*  
Karen Roberts

EXHIBIT A

**RESOLUTION**

**DESIGNATING PROPERTY LOCATED AT 201 AND 209 AARON STREET IN THE CITY OF MARTINSVILLE AS A REVITALIZATION AREA**

**WHEREAS**, pursuant to Section 36-55.30:2 A of the Code of Virginia of 1950 as amended, the City Council of Martinsville Virginia, desires to designate the area (the "Area") described on Exhibit A attached hereto as a Revitalization Area; and

**WHEREAS**, in making such designation City Council has determined:

(1) The Area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in the Area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; and

(2) Private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area;

**NOW, THEREFORE, BE IT RESOLVED** on this 25<sup>th</sup> day of February, 2020, pursuant to Section 36-55.30:2 A of the Code of Virginia of 1950, as amended, Martinsville City Council hereby designates the Area identified as 201 and 209 Aaron Street and more fully described in Exhibit A as a Revitalization Area.

\*\*\*\*\*

APPROVED:

ATTEST:

\_\_\_\_\_  
Kathy Lawson, Mayor

\_\_\_\_\_  
Karen Roberts, Clerk

The property designated as a Revitalization Area (the "Area") is identified as 201 Aaron Street being located on the east side of Broad Street, the north side of Aaron Street, and bounded on the north by the railroad track and property owned by N & W Railway Company, consisting of approximately 3.45 acres and further identified by City of Martinsville tax book number 42 (18)00 /01A-R; and property identified as 209 Aaron Street located on the north side of Aaron Street, bounded on the north by the railroad track and property owned by N & W Railway Company, and lying adjacent to and east of 201 Aaron Street, consisting of approximately 2.91 acres and further identified by City of Martinsville tax book number 43 (02 )A /01A-S, both properties being located in the City of Martinsville, Virginia.

Hear an update on projects related to the City’s Brownfields Assessment grant – City Manager Towarnicki explained the need for the Brownfields Assessment grant, which would be beneficial towards The Landmark Group project, discussed previously. Lori Kroll of Draper Aden presented a PowerPoint detailing the company’s purpose and history, previous grants awarded for Martinsville projects, an explanation of what a brownfield is, how the grant money can be used, and administration.



**EPA COMMUNITY-WIDE  
BROWNFIELDS ASSESSMENT GRANT  
FY 2020 – 2022**




Draper Aden Associates  
Engineering • Surveying • Environmental Services  
Lasting Positive Impact™



**Draper Aden Associates**  
Multi-Discipline Consulting Firm

Blacksburg, Charlottesville, Richmond, Manassas, Newport News, and Virginia Beach, VA

Raleigh and Fayetteville, NC

46 Years of Experience













**EPA Brownfields Grant #2**

City of Martinsville

Awarded October 2019





**EPA Brownfields Grant #2**

How much money is available?  
\$300,000  
3-Year Grant Cycle  
No Match Required



**What is a brownfield?**

Real property with possibilities for

- Expansion
- Redevelopment
- Reuse

and...



STONE BREWING TAP ROOM  
RICHMOND, VA

**What is a brownfield?**

Potential or perceived presence of

- Hazardous Materials
- Pollutants
- Contaminants
- Petroleum Products




**Perceptions can cloud the possibilities...**



### Grant Administration

**US EPA BROWNFIELDS ASSESSMENT COOPERATIVE AGREEMENT**  
**WORK PLAN**  
**CITY OF MARTINSVILLE, VIRGINIA**

Joint Agency for Counties of City of Martinsville, Henry County, South County, North County and the County of Montgomery Partnership

June 20, 2019

City of Martinsville  
441 Commons Dr  
Martinsville, VA 22101

MARCUS WALKER, Director of Economic Development | P: 202-412-8200 | M: 540-221-2222

**ATTACHMENT 2 - SCOPE, OUTCOMES AND SCHEDULE OF ACTIVITIES AND EXPENSES**  
Task 2: Cooperative Agreement Oversight and Community Engagement

| Activity Description   | Expected Start/End | Outcomes  | Deliverables  | Actual Start/End/Status |
|--|--------------------|---|---|-------------------------|
| <b>Preparation:</b><br>• Prepare Report for Executive Order, and other authorizations, and other information (financials, third party environmental studies) | 07/2019-08/2019    | • Review and approve all activities, including all reports, and other information (financials, third party environmental studies) | • High quality products and reports to meet grant needs   |                         |
| <b>Reporting:</b><br>• Prepare quarterly reports, including reports and other information (financials, third party environmental studies)                    | 09/2019-06/2020    | • Review and approve all reports, including reports and other information (financials, third party environmental studies)         | • Regular communication reports and other information (financials, third party environmental studies) |                         |
| <b>Training:</b><br>• Provide training for staff and other personnel   | 09/2019-06/2020    | • Review and approve all training, including training and other information (financials, third party environmental studies)       | • Training materials and other information (financials, third party environmental studies)            |                         |
| <b>Monitoring:</b><br>• Monitor progress of activities, including progress and other information (financials, third party environmental studies)             | 09/2019-06/2020    | • Review and approve all monitoring, including monitoring and other information (financials, third party environmental studies)   | • Monitoring reports and other information (financials, third party environmental studies)            |                         |
| <b>Reporting:</b><br>• Prepare quarterly reports, including reports and other information (financials, third party environmental studies)                    | 09/2019-06/2020    | • Review and approve all reports, including reports and other information (financials, third party environmental studies)         | • Regular communication reports and other information (financials, third party environmental studies) |                         |

ATTACHMENT 2 - PAGE 1

**ACRES** ASSESSMENT, CLEANUP & REDEVELOPMENT EXCHANGE SYSTEM



### Environmental Assessments

- Phase I ESA
- Phase II ESA
- Asbestos
- Lead Based Paint
- Structural
- Geophysical
- Habitat/Species
- Historic Resources
- Other

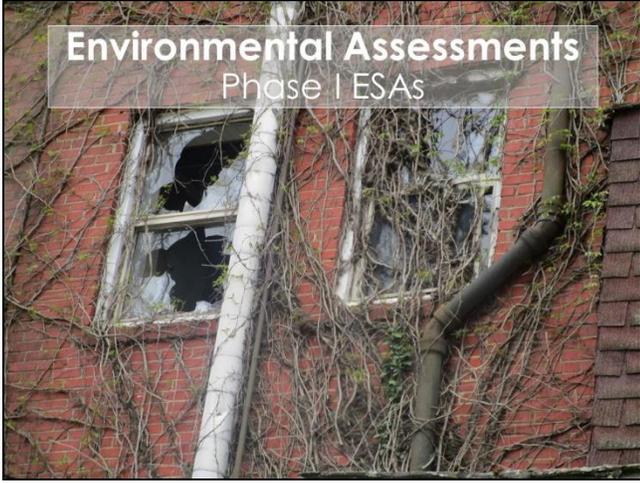
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Chief Tassel Building  
51 E. Church Street, Martinsville, VA  
Henry County Tax Parcel 230102, 006

PREPARED FOR:  
City of Martinsville and United States Environmental Protection Agency  
US EPA Brownfields Assessment Grant Number: # 87-16103601-6

JANUARY 21, 2020

**Draper Aden Associates**  
Engineering & Environmental Services  
800-748-7676

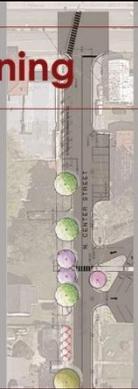




**Environmental Assessments**  
Phase II ESAs

## Renewal Planning

- Community Visioning
- Area Master Plans
- Site Concept Plans
- Cost Estimating
- Remediation Planning
- Marketing Studies
- Feasibility Analyses
- Economic Impact Studies
- Other



Conceptual Streetscape Plan  
Princeton, NC

**Pulaski, Virginia**  
**PEAK CREEK CORRIDOR STUDY**  
March 2016





**Draper Aden Associates**  
*Engineering • Surveying • Environmental Services*  
Lasting Positive Impact™

**HANBURY EVANS WRIGHT VLATTAS**  
ARCHITECTURE

**COMPANY**  
PLANNING



Former United Cigarette  
Machine Factory  
Brewery Concept Plan  
Lynchburg, VA

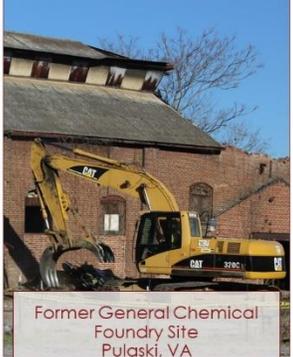
## Remediation Planning

VEDP

Virginia Economic Development Partnership

Virginia Brownfields Restoration & Economic Redevelopment Assistance Fund

City of Martinsville, Virginia  
Former American Furniture Company  
Plants No. 2 and No. 11, Aaron Street  
Site Remediation Grant Application  
FY 2020



Former General Chemical  
Foundry Site  
Pulaski, VA



Martinsville  
A CITY WITHOUT LIMITS

## What have we done so far?

2016-2018 Grant  
\$400,000

City-Wide Inventory

Phase I ESAs (7)  
Phase II ESAs (5)  
Geophysical Studies (2)

Site Concept Plan

Total Leverage Funding  
of over \$570,000






February 25, 2020 Council Meeting



Former American Furniture of Martinsville, Plants 2 & 11  
201/209 Aaron Street

Consider approval of consent agenda – Council Member Bowles made a motion to approve the Consent agenda as presented; Vice Mayor Martin seconded the motion with all Council Members voting in favor.

| BUDGET ADDITIONS FOR 2/25/20 |        |   |               |               |
|------------------------------|--------|---|---------------|---------------|
| ORG                          | OBJECT | DESCRIPTION                                     | DEBIT         | CREDIT        |
| <b>BUDGET ADDITIONS</b>      |        |   |               |               |
| <b>FY2020</b>                |        |   |               |               |
| <b>General Fund:</b>         |        |   |               |               |
| 01101918                     | 443106 | Grants - State - VDEM - SWVA Incident Mgmt Team |               | 13,477        |
| 01322106                     | 505500 | SWVA Incident Mgmt Team - Travel/Training       | 683           |               |
| 01322106                     | 506100 | SWVA Incident Mgmt Team - Miscellaneous Exp     | 12,794        |               |
|                              |        | Reimbursement from Commonwealth                 |               |               |
| 01100909                     | 490104 | Advanced/Recovered Costs                        |               | 800           |
| 01321102                     | 506130 | Fire Dept - Rep/Maint - Burn Bldg               | 800           |               |
|                              |        | Reimbursement from local fire department        |               |               |
| 01100909                     | 490801 | Recovered Costs - Senior Services               |               | 2,438         |
| 01714212                     | 501300 | Senior Services - Part-time Wages               | 1,654         |               |
| 01714212                     | 502100 | Senior Services - Social Security               | 102           |               |
| 01714212                     | 502110 | Senior Services - Medicare                      | 24            |               |
| 01714212                     | 506049 | Senior Services - Vehicle Fuels                 | 658           |               |
|                              |        | Transportation Grant - July through December    |               |               |
| 01100908                     | 480420 | Miscellaneous - Donations/Sr. Citizens          |               | 150           |
| 01714212                     | 506016 | Senior Services - Program Supplies              | 150           |               |
|                              |        | Donations for Holiday Tea                       |               |               |
| <b>Total General Fund:</b>   |        |   | <b>16,865</b> | <b>16,865</b> |

Business from the Floor – No one approached the podium

Comments by Members of City Council – Council Member Bowles invited residents to the Piedmont Arts Dancing with the Arts presentation on April 4. Council Member Turner shared details about the ribbon cutting at Deep Blue Seafood on Memorial Boulevard stating that it was a positive jumpstart for a small business. Vice Mayor Martin shared that he had two uncles pass away this past week and asked the residents to pray for him and his family. Mayor Lawson informed residents that Hazardous Waste Day is April 18.

Comments by City Manager – City Manager Towarnicki reminded Council about the Trade Show next week which will be held at a different location this year. Budget Work Sessions are planned for March 25, March 31 with the schools and April 6 at 6:00pm. He plans to present the budget at Council’s March 24 meeting. The public hearing will be April 14 with approval on first reading then adoption on second reading April 28.

February 25, 2020 Council Meeting

Comments by City Attorney – City Attorney Monday said about a year ago Comcast reached out to them about the franchise agreement, which still lists them as Adelphia cable. Comcast is considering closing the local office. He is waiting on additional information, which he will share with Council later. If the local office closes, the City will receive the same benefits as Henry County has. Monday is waiting for a copy of what Henry County adopted.

There being no further business, Council Member Bowles made a motion to adjourn the meeting; the motion was seconded by Vice Mayor Martin with all Council Members voting in favor. The meeting adjourned at 8:45pm.

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Karen Roberts  
Clerk of Council

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Kathy Lawson  
Mayor