

March 10, 2020 Council Meeting

The regular meeting of the Council of the City of Martinsville, Virginia was held on March 10, 2020 in Council Chambers, Municipal Building, at 7:30 PM with Mayor Kathy Lawson presiding. Other Council Members present included 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, Commissioner of Revenue Ruth Easley, Director of Utilities Durwin Joyce, Community Development Director Mark McCaskill and Police Chief Eddie Cassady.

Mayor Lawson called the meeting to order and advised Council would go into Closed Session beginning at 6:30 PM. In accordance with section 2.1-344 (A) Code of Virginia (1950, and as amended) and upon a motion by Council Member Turner and seconded by Council Member Bowles with the following 4-0 recorded vote: Mayor Lawson, aye; Council Member Bowles, aye; Council Member Turner, aye; and Council Member Woods, aye. Chad Martin was not in attendance for the vote but arrived during Closed Session. Council convened in Closed Session to discuss the following matters: (A) Appointments to boards and commissions, as authorized by Subsection 1, and (B) Consultation with legal counsel and briefings by staff members, attorneys or consultants pertaining to actual or probable litigation, or other specific legal matters requiring the provision of legal advice by such counsel, as authorized by Subsection 7. At the conclusion of Closed Session, each returning member of Council certified that (1) only public business matters exempt from open meeting requirements were discussed in said Closed Session; and (2) only those business matters identified in the motion convening the Closed Session were heard, discussed, or considered during the A motion was made by Council Member Bowles; seconded by Vice Mayor Martin, with the following 5-0 recorded vote in favor to return to Open Session: Mayor Lawson, aye; Council Member Bowles, aye; Council Member Woods, aye; Vice Mayor Martin, aye; and Council Member Turner, aye.

Out of Closed Session, Council Member Turner made a motion to appoint James Barnett to the Board of Zoning Appeals for a 5-year unexpired term ending September 22, 2024. Council Member Bowles seconded the motion with all Council Members voting in favor.

Council Member Woods made a motion to appoint Benjamin Sharpe to the Board of Zoning Appeals for a 5-year unexpired term ending September 22, 2024. Council Member Turner seconded the motion with all Council Members voting in favor.

Council Member Bowles made a motion to appoint Richard Walker to the Henry County-Martinsville Joint Social Services Board for a 4-year unexpired term ending May 31, 2023. Council Member Woods seconded the motion with all Council Members voting in favor.

Council Member Bowles made a motion to appoint Benjamin Williams to the Tree Board for a 3-year term ending 3/31/23. Council Member Woods seconded the motion with all Council Members voting in favor.

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Council Member Turner made a motion to appoint Jay Dickens to the Tree Board for a 3-year term ending 3/31/23. Council Member Woods seconded the motion with all Council Members voting in favor.

Following the Pledge to the American Flag and invocation by Council Member Woods, Lawson welcomed everyone to the meeting.

Conduct a public hearing regarding a Community Development Block Grant application for the Pine Hall Road area – City Manager Towarnicki summarized the need for the public hearing and the status of the grant application. Janet Jonas provided a PowerPoint of details, stating that the City is in the final stages of the project preparation. Jonas pointed out the boundaries for the project at Council Member Turner's request. Mayor Lawson opened the public hearing. Alexis Lee of Sellers Street is in favor of the proposed block grant and she would like to see the broadband in the neighborhood as well. No one else approached the podium so the public hearing was closed. Vice Mayor Martin made a motion to approve the submission of the application to DHCD for a Community Development Block Grant for Pine Hall Road project area. Council Member Bowles seconded the motion with all Council Members voting in favor.

Consider information related to a solar energy project for the City of Martinsville – City Manager Towarnicki said the City has been looking into solar projects for some time. In the past few years, the technology has improved which drives down the cost of the hardware along with potential tax credits. Garrett Cole of GDS Associates presented a PowerPoint presentation detailing the proposed project. Council Member Turner would like to get others to review the proposal to ensure he makes the best decision. Council Member Bowles questioned if the corporation would maintain and upgrade the panels as needed. Vice Mayor Martin asked that the corporation be reviewed in terms of reputation and how they dispose of the panels. Council Member Bowles made a motion to approve the project concept and authorize staff to proceed with development of a draft power purchase agreement that will be brought back to Council later for approval. Council Member Woods seconded the motion with all Council Members voting in favor. Council Member Turner requests that Council hold a public hearing before the final vote to approve the project.

Martinsville Council Meeting - Solar RFP
March 2020

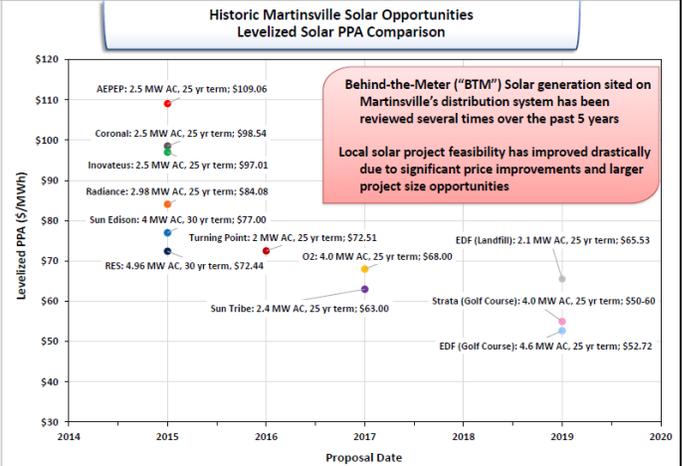
Martinsville
A CITY WITHOUT LIMITS

Agenda

- Solar RFP Recap
 - Previous Solar Opportunities
 - Benefits of Solar Interconnected to Martinsville's Distribution System
 - Martinsville Solar RFP Timeline
- Review of Top Solar Proposals
 - Project Specs & Site Layout
 - Economics & Feasibility

SOLAR RFP RECAP

- Previous Solar Opportunities
- Benefits of Solar Interconnected to Martinsville's Distribution System

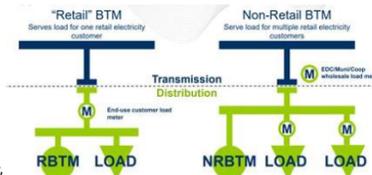


Regulatory Considerations: Behind-the-Meter Generation Limits

- PJM is reviewing the process and procedures for enforcing current Non-Retail Behind-the-Meter Generation ("NRBTMG") limits and thresholds.
- NRBTMG thresholds have been in place for years, however, there has been limited enforcement and reporting requirements
- In order to ensure NRBTMG benefits, behind-the-meter capacity should be installed and reported to PJM before the thresholds are reached

NRBTMG Statistics	
Current NRBTMG*	1,171 MW
Annual Threshold	2,051 MW
Total Cap	3,000 MW

- If total cap is met, all further NRBTMG will not receive BTMG benefits (capacity, transmission, etc.)



SOLAR RFP RECAP

Martinsville Solar RFP Timeline

Martinsville Solar RFP Timeline

- **May 2019** – RFP issued on behalf of Martinsville and Central Virginia Electric Cooperative (“CVEC”) as part of Blue Ridge Power Agency (“BRPA”) joint involvement.
 - Solar Use Case: Provide renewable energy, while avoiding AEP transmission and PJM market capacity
- **Jul 2019** – Received indicative bids from 26 developers for Stand-Alone Solar for supplier-selected sites
- **Aug 2019** – Narrowed developer list to 14 preferred and experienced developers based on favorable pricing, experience, and high-level review of proposal and competency
- **Oct-Dec 2019** – Declared short-listed of 6 developers based on qualitative and quantitative review, offered site visits, and received refreshed pricing
- **Jan-Feb 2020** – Declared top 3 developers based on refreshed proposal and qualitative review, requested refreshed pricing based on technology specifications and key PPA contract terms

Key Project Details

	Solar
Size	5-8 MW
Term	20 Year 25 Year
Site	Golf Course
COD	Q2 2021

Project Site Golf Course



Joint RFP Responses

- **July 2020:** Received indicative bids from 26 developers for Stand-Alone Solar for supplier-selected sites. BRPA joint RFP provided additional value by allowing bidders to provide economies of scale pricing if multiple sites were selected with the same entity.



REVIEW OF TOP PROPOSALS

Project Specs and Site Layouts

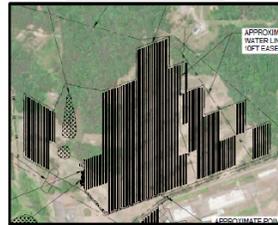
Refreshed Short-List Solar Project Characteristics

After thorough qualitative and quantitative proposal review, three top proposals have been evaluated as part of the short-list and a preliminary lead proposal has been selected for additional discussions. Site layouts, proposed technology, key contract terms, experience, and pricing were heavily scrutinized for top proposals.

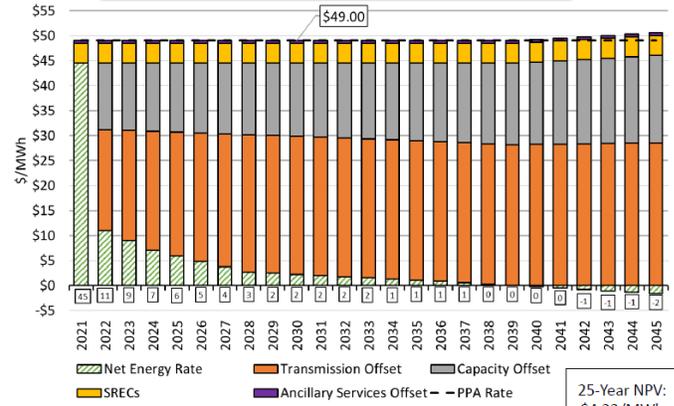
PROJECT DETAILS

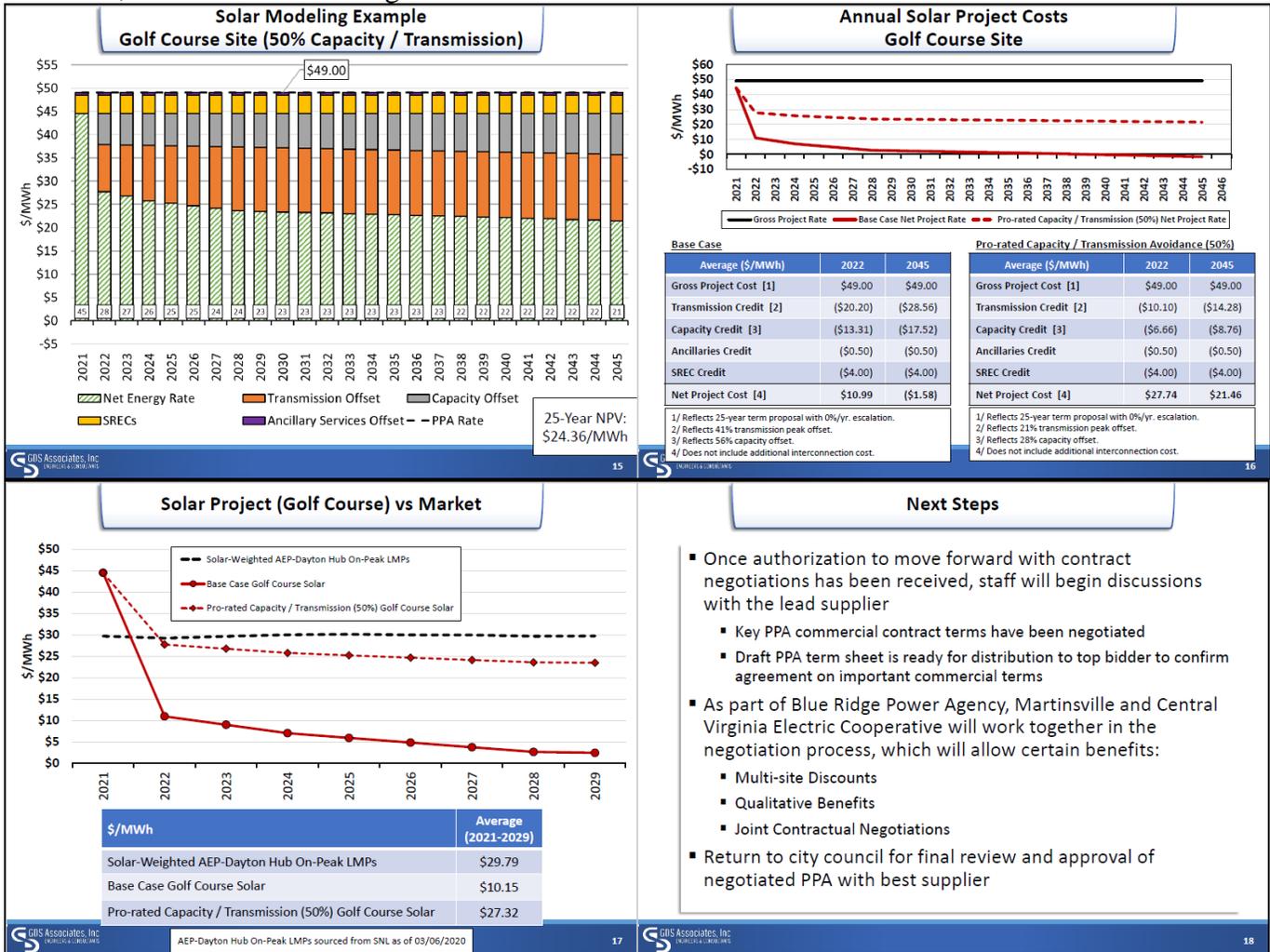
- **Project Size:** 6.8-8.0 MW
- **Proposed Capacity Factor:** 25-27%
- **Pricing:** Flat PPA rates with no escalation
- **Term:** 20 or 25 years
- **Site Ownership:** Developer owns project site
- **Technology:** Bi-facial, single-axis trackers
- **Solar Renewable Energy Credits:** City retains all environmental attributes

EXAMPLE SITE LAYOUT



Solar Modeling Example Golf Course Site





Consider adoption of a resolution in support of plans by a newly formed group, Uptown Partnership, to reapply for a Virginia Main Street designation – City Manager Towarnicki explained that things are progressing and moving forward in our community. There is a local group of individuals interested in contributing to that continued growth. Lee Prillaman of Uptown Partnership presented a PowerPoint describing the organization, the purpose and benefits, who would be eligible in the community and a timeline of application. Council Member Woods made a motion to adopt the resolution in support of plans by a newly formed group, Uptown Partnership, to reapply for a Virginia Main Street designation. Council Member Bowles seconded the motion with all Council Members voting in favor. Prillaman introduced those members in attendance and said there are approximately 50 residents involved in the group.

Introduce Uptown Partnership

- Independent partnership representing local government, businesses, residents, and community organizations
- 501(c)3 nonprofit organization
- Charitable purpose
 - Lessen burden of government
 - Drive community revitalization
 - Historic preservation
 - Public Education



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Nationally recognized. Locally powered.™

Uptown Partnership's Purpose

VISION: A vibrant Uptown business district

MISSION: Drive the growth of the Uptown district by,

- Increasing the stock of high-quality housing options
- Championing diverse businesses, entertainment, and cultural spaces
- Improving the visitor experience
- Supporting the rehabilitation of existing buildings/spaces
- Building a vibrant community identity.

Why is Uptown Important?

- Prominent economic, historical, and entertainment center of MHC
- Portrays a strong image of the community
- Ideal location for residential, businesses, and entertainment
- Impact on recruiting new residents, businesses, and tourism
- Significant part of tax base

The Va Main Street Program

- Method for reinvigorating the traditional downtown neighborhood
- Economic development through historic preservation
- Grassroots revitalization strategy



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Outcomes of a Main Street Effort

- Utilizes historic assets
- Public-private collaboration
- Preserves and creates jobs
- Increases residential units
- Increases tax revenue
- Community pride
- Vibrancy
- Regional allure
- "Sense of Place"

State-coordinated Program

- Since 1985
- 26 Designated Communities
- 90+ Affiliate Communities
- 2018 - introduced Virginia Downtowns

The Main Street Approach®

ORGANIZATION	DESIGN	ECONOMIC VITALITY	PROMOTION
Bring all sectors of the community together to build consensus & common vision, assemble resources, and lead revitalization	Improve physical elements while preserving & enhancing the community's authentic fabric	Strengthen & diversify the local economy by supporting existing base and encouraging strategic use of space and entrepreneurship development	Position district as the center of activity, culture, commerce, and community life, market its assets, and promote its positive image
			
Sense of Ownership	Sense of Place	Sense of Vitality	Sense of Activity

What are the benefits?

Services to new Designated Communities

- Organizational support
- Technical assistance
 - Economic Restructuring consultation
 - Design services
 - Promotion resource visits
- Branding and image development
- Public Relations
- VMS Training Series
- Grants and Scholarships

Who is eligible?

Communities with*:

- Population of up to 75,000
- Traditional commercial district
- Historic character
- A "downtown" advocacy organization
- Local government support
- Private sector support

*Refer to Virginia Main Street Program Guidelines, July 2018

Program Timeline

- Applications due – March 31, 2020, by 11:59 PM
- Application review – Through End of April
- Designation announcement – Target July, 2020
 - Governor makes the announcement
- Begin service delivery – Early fall 2020



Questions?



Virginia Main Street
 Virginia Department of Housing and Community Development
 600 East Main Street, Suite 300
 Richmond, VA 23219

Phone: (804) 371-7171
Email: mainstreet@dhcd.virginia.gov
Web: www.dhcd.virginia.gov/virginia-main-street-vm
Blog: www.virginiamainstreet.com

Staff:

- Rebecca Rowe, Associate Director
- Jessica Hartness, Program Administrator
- Kyle Meyer, Program Administrator
- Joy Rumley, Program Administrator

<p><i>Council Members</i> Kathy Lawson, Mayor Chad Martin, Vice-Mayor Jennifer Bowles Danny Turner Jim Woods</p>	 <p>M Martinsville A CITY WITHOUT LIMITS</p>	<p><i>City Manager</i> Leon E. Towarnicki <i>City Attorney</i> Eric H. Monday <i>Clerk of Council</i> Karen Roberts</p>
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RESOLUTION
In Support of Preparation and Submittal of Application for the Virginia Main Street Program

WHEREAS, the City of Martinsville has identified Uptown revitalization as a priority need based on the physical and economic blight caused by the deteriorating and dilapidated condition of commercial structures in the Uptown district; the high vacancy rate of Uptown properties; the lack of commercial, retail, entertainment, and public amenities that support a vibrant Uptown; and the lack of suitable residential options available to support the economic development goals of the Martinsville and Henry County region, and;

WHEREAS the City of Martinsville is an active participant and supporter of regional economic development, marketing and tourism, and;

WHEREAS, Uptown Partnership has been formed to drive the successful revitalization of the Uptown District, and this organization will hire a director; and

WHEREAS, the Uptown Partnership will work with the City, community residents, Uptown residents, local businesses and property owners to develop an improvement plan for the beautification of Uptown, including façade improvements, traffic and pedestrian flow, and a program to connect private investors/developers with appropriate development opportunities, and

WHEREAS, Uptown Partnership has held several public input sessions to ensure that the greater community is supportive of a vibrant business district filled with high-quality, residential, entertainment and cultural spaces that meet the diverse needs of the greater Martinsville Henry County region; and

WHEREAS, the City will consider during its annual budget process, a request from Uptown Partnership for allocation of resources to support start-up and operation of the organization; and

WHEREAS, the stakeholders, property owners, and the City Council have endorsed efforts to proceed with addressing issues related to the physical appearance and vacancy rates of the Uptown District, and securing the necessary funding to support the Uptown revitalization initiative;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Martinsville, Virginia assembled this 10th day of March 2020, that:

1. The City is supportive of Uptown Partnership’s intent to apply for a 2020 Virginia Main Street Designation for the Uptown Business District, and
2. The City Manager, the City’s chief administrative official, is hereby authorized to support the execution and filing of all appropriate documents necessary for the timely submission of the Virginia Main Street Program Application on or before March 31, 2020.

 Kathy Lawson, Mayor

Attest:

 Karen Roberts, Clerk of Council

Consider adoption of a resolution authorizing a public hearing and approving related actions regarding potential financing of the Beaver Creek Reservoir spillway repair project – City Manager Towarnicki explained that the resolution is being requested by the City’s bond counsel. Council Member Turner made a motion to adopt the resolution authorizing a public hearing and approving related actions regarding potential financing of the Beaver Creek Reservoir spillway repair project. Council Member Woods seconded the motion with the following roll-call vote: Vice Mayor Martin, aye; Council Member Turner, aye; Council Member Woods, aye; Mayor Lawson, aye; and Council Member Bowles, aye

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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

RESOLUTION AUTHORIZING PUBLIC HEARING AND APPROVING RELATED ACTIONS RELATED TO POTENTIAL FINANCING

WHEREAS, the City Council (the "City Council" of the City of Martinsville, Virginia (the "City")) is considering financing the acquisition, construction and equipping of repairs and renovations to the spillway at the City's Beaver Creek Reservoir Dam, all for municipal purposes (together, the "Project") through the issuance of the City's bonds in the anticipated maximum principal amount of approximately \$2,000,000 (the "Bonds");

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARTINSVILLE, VIRGINIA:

1. The City Manager, Finance Director, City Attorney, bond counsel to the City and all other officers, employees and agents of the City are hereby authorized and directed to take such further action deemed necessary or desirable to facilitate consideration of the proposed Bonds, involving a pledge of water and sewer revenues, of a general obligation of the City, or of both, as may be required, including but not limited to the publication and broadcasting of notice of a public hearing as required by law.
2. All actions of the City Manager, Finance Director, City Attorney, bond counsel, financial advisor and all other officers, employees and agents of the City in furtherance of the issuance of the Bonds, including applications for one or more loans from the Virginia Clean Water Revolving Loan Fund or Virginia Water Facilities Revolving Loan Fund, are hereby approved and ratified.
3. This Resolution shall take effect immediately.

CERTIFICATE

The Members of the Council voted as follows on the foregoing Resolution:

	Aye	Nay	Abstain	Absent
Kathy Lawson, Mayor				
Chad Martin, Vice-Mayor				
Jennifer Bowles, Councilmember				
Danny Turner, Councilmember				
Jim Woods, Councilmember				

Adopted this 10th day of March 2020.

The undersigned Clerk of the City Council of the City of Martinsville, Virginia hereby certifies that the foregoing constitutes a true and correct extract from the minutes of a meeting of the City Council held on March 10, 2020, and of the whole thereof so far as applicable to the matters referred to in such extract. I hereby further certify that such meeting was a regularly called meeting and that, during the consideration of the foregoing Resolution, a quorum was present, and that such Resolution has not been repealed, revoked, rescinded or amended.

Dated this ____ day of _____, 2020.

Clerk, City Council of
City of Martinsville, Virginia

Consider authorizing the City Treasurer to issue a refund resulting from amended bank franchise tax returns for tax years 2012, 2013 and 2014 – Commissioner of Revenue Ruth Easley explained the need for the refund and the reason why the bank has requested the refund. The City is not required to pay interest on this refund. Council Member Turner made a motion to authorize the City Treasurer to issue a refund to the bank within 30 days with no calculated interest. Council Member Bowles seconded the motion with all Council Members voting in favor.

Read and present a proclamation acknowledging the month of March as Red Cross Month – Council Member Woods read the proclamation which was presented to Ralph Lawson, representative for the local Red Cross organization. Lawson thanked Council for the proclamation and stated that it is an honor to be a part of the Red Cross. Lawson said our community is blessed to have a local office since so many localities do not. Martinsville has had a local office for over 30 years with the territory expanding again soon. Lawson encourages residents who want to help to reach out to the local office about volunteering.



PROCLAMATION

**RECOGNIZING THE MONTH OF MARCH AS
AMERICAN RED CROSS MONTH**

WHEREAS, March is American Red Cross Month - a special time to recognize and thank our heroes - those who volunteer and give of their time to help their neighbor, donate blood, take life-saving courses, or provide financial donations to support an organization whose mission is to help those in need; and

WHEREAS, in our community, Red Cross works tirelessly through its employees and volunteers to help when disaster strikes, when someone needs lifesaving skills or the comfort of a helping hand; and

WHEREAS, across the country, the American Red Cross responds to thousands of disasters a year; provides services to military members, veterans and civilians; collects and distributes about 40 percent of the nation's blood supply; and trains millions of people in first aid, water safety and other life-saving skills every year; and

WHEREAS, our community depends on the American Red Cross, which relies on donations of time, money and blood to fulfill its humanitarian mission, and despite these challenging economic times, the American Red Cross continues to offer help and comfort to those in need,

NOW, THEREFORE, I, Kathy Lawson, Mayor, and members of Martinsville City Council, on this 10th day of March, 2020 do hereby proclaim and recognize the month of March as American Red Cross Month and acknowledge our sincere appreciation for the work Red Cross does in our community. We encourage all citizens to support this organization and its noble humanitarian mission.

Kathy Lawson, Mayor

Read a Proclamation acknowledging March 2020 as Women's History Month – Vice Mayor Martin read the proclamation, which was presented in honor of Ruth Easley, Linda Conover and Mandy McGhee as representatives of the woman who work for the City.



PROCLAMATION

**RECOGNIZING MARCH 2020 AS WOMEN'S HISTORY
MONTH IN THE CITY OF MARTINSVILLE**

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, American women have played and continue to play critical economic, cultural, and social role in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

WHEREAS, American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement; and

WHEREAS, American women have served our country courageously in the military; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, Over time, Martinsville women have served in a variety of key leadership roles including Council Members Elizabeth Haskell, Eliza Severt, Kathy Lawson, Kim Adkins, Sharon Brooks Hodge, and Jennifer Bowles, and

WHEREAS, Despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history,

NOW, THEREFORE, I, Kathy Lawson, Mayor, and members of Martinsville City Council do hereby proclaim the month of March 2020 as Women's History Month in the City of Martinsville and we urge all citizens to join in celebrating the contributions women have made to our society.

Kathy Lawson, Mayor

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

BUDGET ADDITIONS FOR 3/10/20				
ORG	OBJECT	DESCRIPTION	DEBIT	CREDIT
BUDGET ADDITIONS				
FY2020				
General Fund:				
01101918	443407	State Grants - DHCD Daycare Assessment		18,500
01913250	503140	General Expense - Eng & Arch	18,500	
		DHCD grant - Daycare needs/site evaluation		
01100908	480413	Misc Rev - Donations/Sheriff/Honor Guard		138
01217078	506145	Sheriff Courts - Honor Guard	138	
		Donation		
01101917	442401	Categorical Other State - Confiscated Assets - PD		2,983
01311085	506078	Police Dept - State Asset Forfeitures	2,983	
		Forfeited assets from Commonwealth		
Total General Fund:			21,621	21,621
Sewer Fund:				
13100905	450209	Sale of Salvage/Surplus		7,170
13550325	508201	W/W Plant - Machinery & Equipment	7,170	
		Sale of used equipment		
Total Sewer Fund:			7,170	7,170
Capital Reserve Fund:				
16101917	416520	Categorical Other State-Jail Construction Reimb		2,868
16577367	508085	Physical Plant Expansion - Sheriff/Jail	2,868	
		State reimbursement		
Total Capital Reserve Fund:			2,868	2,868

Consider two actions needed in regard to the Aaron Mills Apartment project, being (1) adoption of a Resolution approving the donation of property at 201 and 209 Aaron Street and confirming revitalization zone tax incentives; and (2) approval of the Land Bank Authority to donate property at 201 and 209 Aaron Street – City Manager Towarnicki updated Council on the work that’s been done since the last Council meeting to get paperwork and approvals needed for this project. Council Member Bowles made a motion to approve the resolution approving the donation of property at 201 and 209 Aaron Street and confirming revitalization zone tax incentives. Vice Mayor Martin seconded the motion with all Council Members voting in favor. Council Member Woods made a motion to convene as the Land Bank Authority. Council Member Bowles seconded the motion with the following roll-call vote: Council Member Woods, aye; Vice Mayor Martin, aye; Council Member Turner, aye; Mayor Lawson, aye; and Council Member Bowles

Land Bank Member Bowles made a motion to approve the donation of property at 201 and 209 Aaron Street to Aaron Street Lofts, LLC subject to receipt by the City of a signed deed conveying same property to the Land Bank Authority and contingent upon Aaron Street Lofts LLC receiving an award of Low Income Housing Tax Credits from Virginia Housing and Development Authority. Vice Chairman Martin seconded the motion with the

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following roll-call vote: Land Bank Member Bowles, aye; Vice Chairman Martin, aye; Land Bank Member Woods, aye; Land Bank Member Turner, aye; and Chairman Lawson, aye. Land Bank Member Bowles made a motion to recess as Land Bank Authority and reconvene as City Council. Land Bank Member Turner seconded the motion with all members voting in favor.

<p><i>Council Members</i> Kathy Lawson, Mayor Chad Martin, Vice-Mayor Jennifer Bowles Danny Turner Jim Woods</p>  <p><i>City Manager</i> Leon E. Towarnicki <i>City Attorney</i> Eric H. Monday <i>Clerk of Council</i> Karen Roberts</p> <p style="text-align: center;">RESOLUTION</p> <p style="text-align: center;">DONATION OF PROPERTY FOR AARON MILLS APARTMENTS</p> <p>WHEREAS, the two properties located at 201 and 209 Aaron Street are the location of the former American of Martinsville Furniture Factory that burned down in March of 2014, the remnants of which have had an ongoing negative impact on the community and are hazardous in their current condition; and</p> <p>WHEREAS, City Council, working in conjunction with City Staff, have identified the need for housing affordable to Seniors and those with disabilities in our community, and furthermore have identified the site as an excellent location for a proposed housing development, and</p> <p>WHEREAS, City Council reaffirms its previous Resolution designating the site as a revitalization area pursuant to §36-55.30:2 of the Code of Virginia, since the area is blighted and private enterprise and investment are not reasonably expected to cover full redevelopment costs without other assistance; and</p> <p>WHEREAS, the City of Martinsville has received funds to assist with clean-up of the site and encourage private development, including: a portion of the 2016-2018 EPA grant, a portion of a 2020-2022 EPA grant, a 2019 Virginia Brownfields Assistance Fund Planning Grant, and a 2019 Virginia Brownfields Assistance Fund Remediation grant, with a total value of \$574,300; and</p> <p>WHEREAS, City Council further agrees to cause its political subdivisions to donate the Aaron Street Properties, with a value totaling \$101,300 based on the most recent tax assessment; and</p> <p>WHEREAS, City Council also understands that Landmark Asset Services, Inc. and/or its affiliates intend to build an apartment complex for seniors at the Aaron Street property pending an award of Low Income Housing Tax Credits from the Virginia Housing and Development Authority, and that the total development cost of the proposed project is approximately \$8,000,000; and</p>	<p>WHEREAS, City Council acknowledges the total value of its commitments to the property at \$675,600, and since these costs are directly attributable to the proposed development would have otherwise been paid for out of the development budget; and</p> <p>WHEREAS, §58.1-3219.4 of the Code of Virginia, 1950 as amended, authorizes the local governing body to provide partial exemption from taxation of improvements to existing structures in rehabilitation or revitalization areas, within the limitations therein prescribed by the local governing body; and</p> <p>WHEREAS, the real property to be partially exempted from real estate taxation is to be known as Aaron Mills Apartments, located at 201 and 209 Aaron Street, Martinsville, Virginia, 24112, also designated as tax parcels 42(18)00/01A-R and 43(02)A/01A-S;</p> <p>NOW, THEREFORE, BE IT RESOLVED on this 10th day of March 2020, contingent upon Aaron Street Lofts, LLC receiving an award of Low Income Housing Tax Credits from the Virginia Housing and Development Authority, Martinsville City Council hereby:</p> <p>(1) Approves the donation of 201 and 209 Aaron Street to Aaron Street Lofts, LLC, valued at \$101,300, and furthermore, Martinsville City Council agrees to commit to use the \$574,300 in applicable grant funding to remediate the site for the benefit of Aaron Street Lofts, LLC, for their purpose of developing Aaron Mills Apartments, and</p> <p>(2) As allowed under §58.1-3219.4 of the Code of Virginia, 1950 as amended, the City Council hereby exempts Aaron Street Lofts, LLC and Aaron Mills Apartments from that portion of the real property taxes accruing as a result of an increase in property value by virtue of the proposed improvements, consistent with that currently provided through the City's Enterprise Zone program and equal to an amount of 100% of the increased value in year one after the proposed development places in service, and 50% of the increased value from years two through five after the proposed development places in service.</p> <p style="text-align: right;">Attest:</p> <p>_____</p> <p>Kathy Lawson, Mayor</p> <p>_____</p> <p>Karen Roberts, Clerk of Council</p>
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Business from the Floor – None

Comments by Members of City Council – Council Member Woods explained that the last 2 weekends in March, he will be participating in the local presentation Of Mice and Men and invited residents to attend. Woods offered condolences to the family of Dr. Marshall who recently passed away; Marshall was the first physician to admit an African-American patient to Martinsville Hospital. Council Member Bowles shared that New Heights has partnered with Christ Church where they will revitalize the old Christian School at 1425 Spruce Street; they need volunteers to clean and move supplies. Council Member Turner will be attending a funeral at Arlington and will be placing a wreath at the gravesite of Sandy Christman who was instrumental with the Mustangs. Vice Mayor Martin thanked City Attorney Monday who joined him at Virginia Natural Resources Institute in Danville, everyone enjoyed Monday's presentation on the history of Martinsville. Thank you to Mayor Lawson; this year marks the 100th year of women's suffrage. Mayor Lawson and other local women will be on a platform at

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Danville Community College March 28. Mayor Lawson asked Council Members to review “If I Were Mayor” 7th grade essays, pick their top two and return to the Clerk of Council. The top three will be picked from those. Each Council Member will contribute \$10 each towards a reward. Lawson wished a Happy Birthday to Martinsville resident Midge Huddle who turned 100 years old on March 12.

Comments by City Manager – Congratulations to the Chamber of Commerce on another successful Trade Show last week, which was one of the better shows he has attended in a while. Towarnicki reminded Council about the neighborhood tour on Monday March 23 and the Neighborhood meeting at Chatham Heights Church. The budget will be presented at the next Council meeting and three work sessions have been scheduled. The intersection at Moss and Market is being reviewed after a pedestrian fatality at the request of that resident’s family. Towarnicki is working with VDOT to come up with a solution. There have been a couple of studies on that intersection related to potential signals, lighting or signage, however this intersection did not meet any criteria in those previous studies. The City is looking at other options for this location. Towarnicki said there are a lot of questions related to the Coronavirus. In the municipal building, there is signage about hand washing and encouraged staff to stay home if they do not feel well. EMS are participating in frequent informational calls with the State on processes to help prevent the spread of the virus. There has been discussion about contingency plans if there is an outbreak and if the City is required to work with a skeleton crew. The City is working closely with the Health Department.

There being no further business, Council Member Turner made a motion to adjourn the meeting; the motion was seconded by Council Member Bowles with all Council Members voting in favor. The meeting adjourned at 9:45pm.

Karen Roberts
Clerk of Council

Kathy Lawson
Mayor