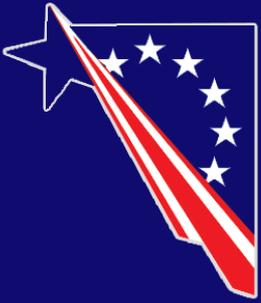




Route 17 Revitalization Property Acquisition Program

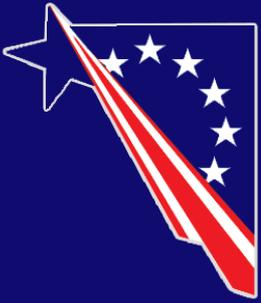
**Board of Supervisors Meeting
November 1, 2016**

**Rt. 17 RPAP Committee Members:
Tom Anderson, EDA Vice Chairman
Vern Lockwood, EDA Treasurer
Brad Berrane**



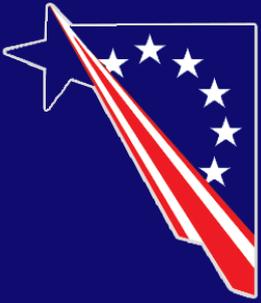
Route 17 Revitalization Property Acquisition Program

- Rt. 17 York County “Main Street”, key economic engine, transportation corridor and important part of our community
- BOS Strategic Priorities - EDA goal, develop action plan to revitalize and redevelop Rt. 17
- EDA conducted Rt. 17 Property Improvement Grant Program in 2005-06
- Tonight’s proposed program reflects a more targeted effort aimed at accelerating higher level commercial development/redevelopment



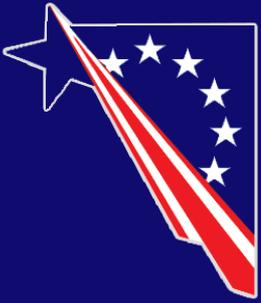
Program Elements

- To stimulate private quality investment the EDA proposes to acquire specific properties with redevelopment potential, as is, or assembled with adjacent parcels
- Acquisition will afford us the opportunity to remove encumbrances, facilitate assemblage and offer competitive pricing for desired development
- Property acquisition must be voluntary on both sides, transparent and consummated at fair market prices
- Proposed first year budget - \$500,000



Program Goals

- Accelerate taxable development/redevelopment
- Expanded and/or upgraded office, retail and restaurant offerings
- Removal of outdated and/or nonconforming structures
- Improve corridor aesthetics



Program Benefits

- Expanded tax base
- New employment opportunities
- Improved shopping and dining experience
- Increased visitor spending
- Improved quality of life

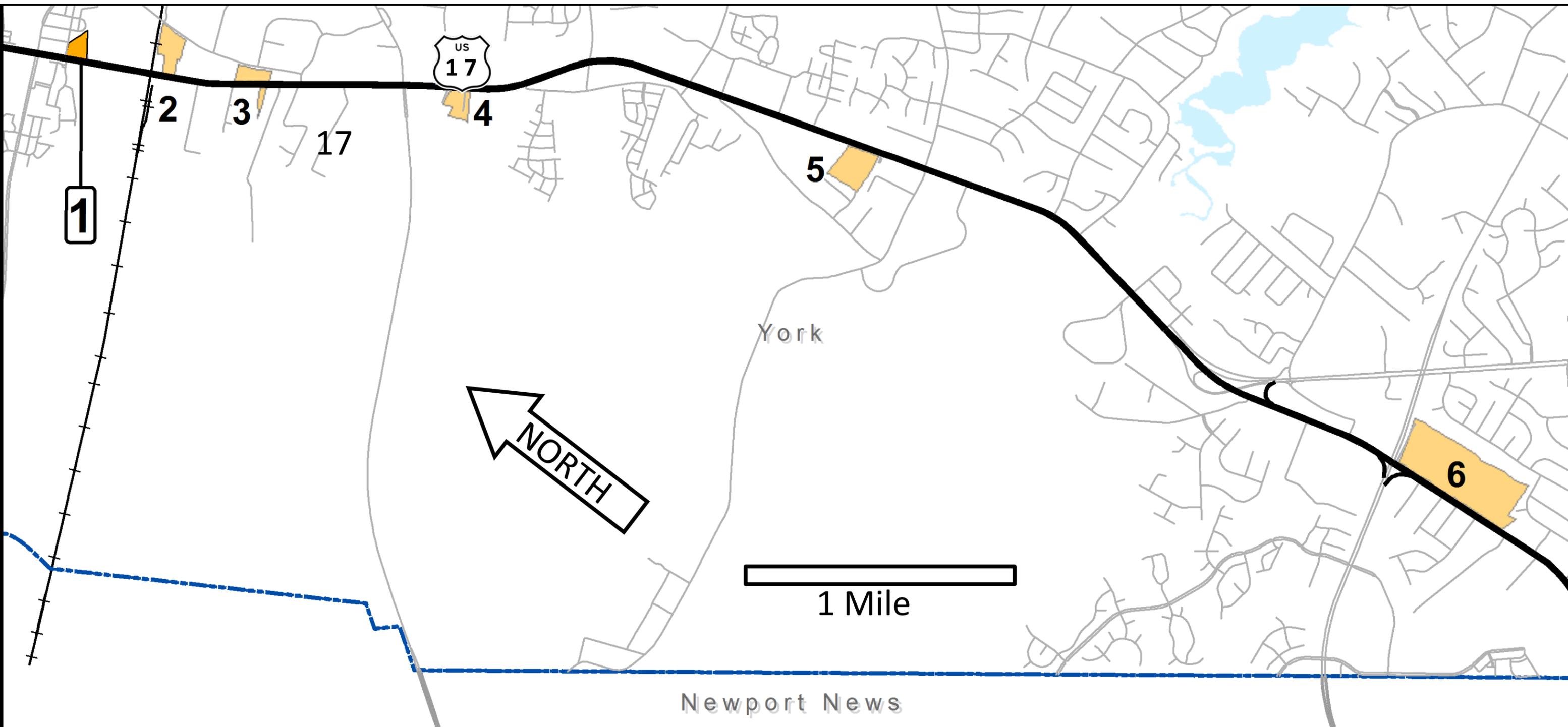
Targeted Properties & Selection Criteria

Tom Anderson
EDA Vice-Chairman

Property Selection Criteria

- **Properties' existing condition, vacancy and opportunity to improve appearance**
- **Development potential in concert with adjacent/nearby parcels**
- **Environmental, utility or access constraints**
- **Owner's willingness to sell at a reasonable price**
- **Ability to market competitively**

Route 17 Revitalization Target Areas

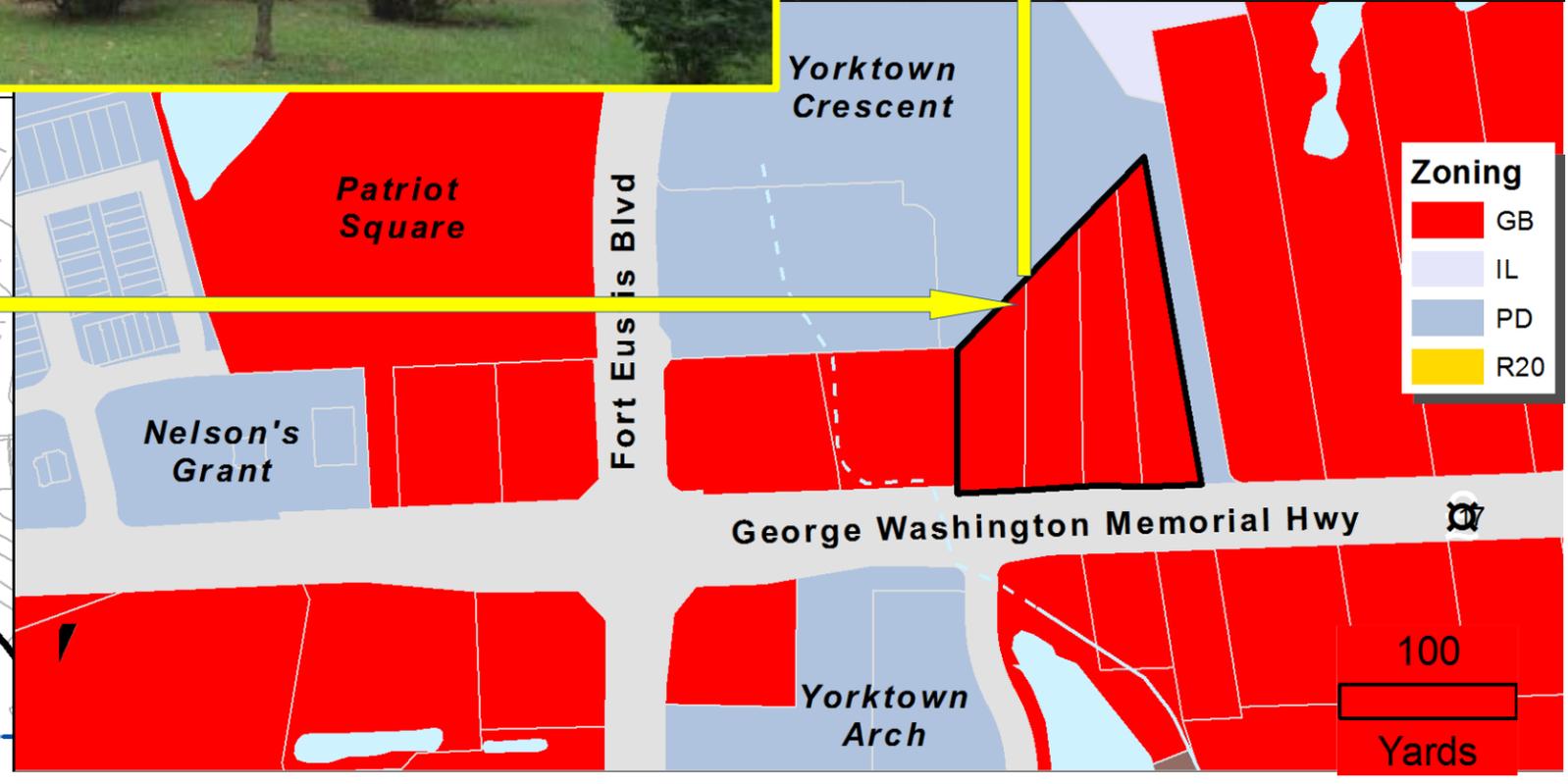
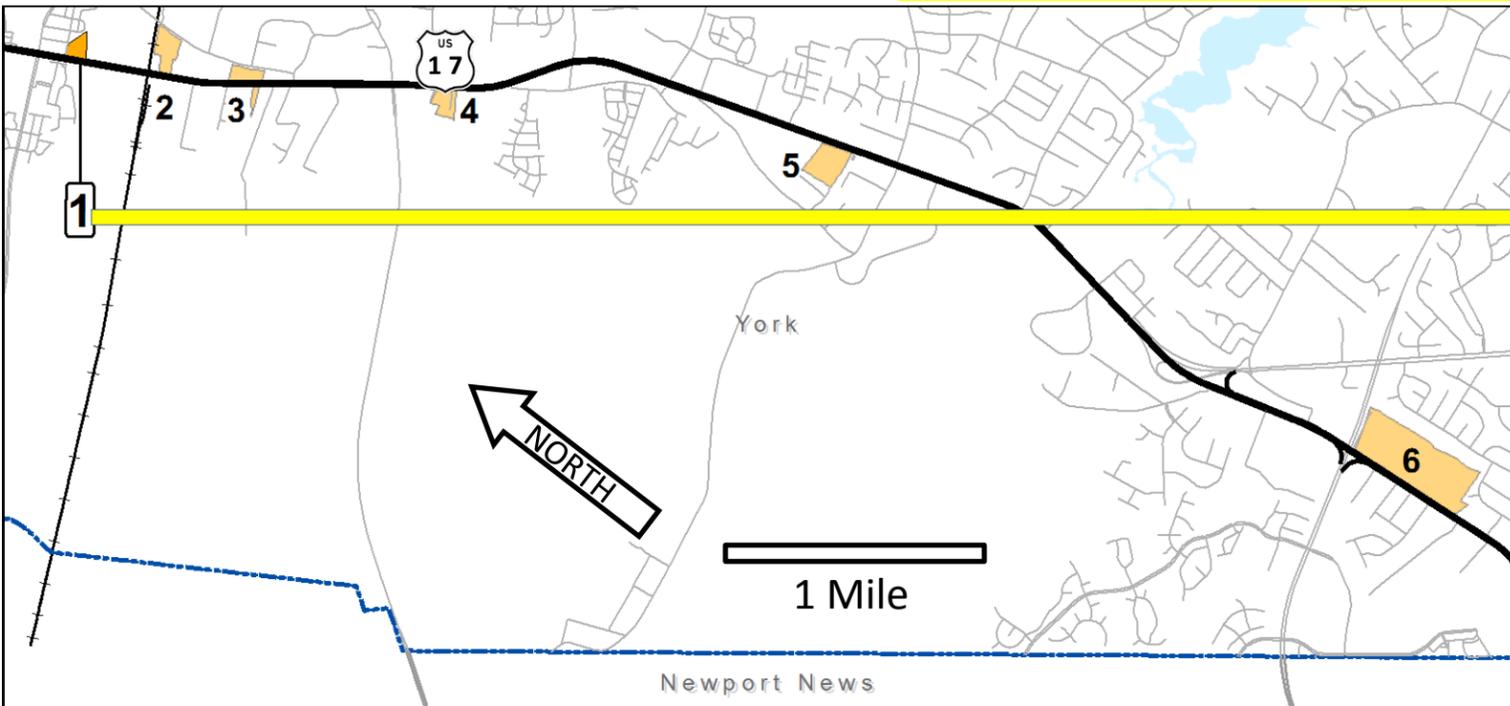
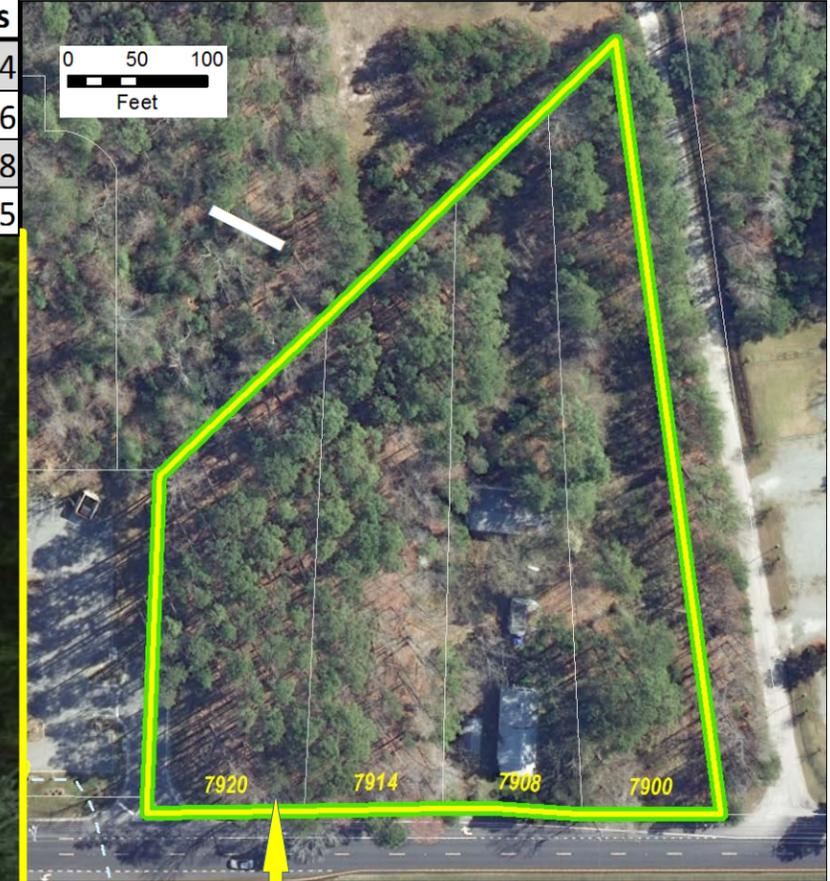


Map Number 1 - US 17 Developments

# of Parcels	Tot'l Asmnt	Tot'l Lnd Asmnt	Tot'l Imp Asmnt	Tot'l GIS Acres	Tot'l Deed Acres
4	\$1,147,000	\$1,137,000	\$10,000	3.55	4.03

Address	GPIN	Owner Name	Lnd+Imp Asmnt	Lnd Asmnt	Imp Asmnt	GIS Acres	Deed Acres
7914 GEO WASH MEM HWY	Q08b-4625-3435	RALPH ETUX & S G FRIEDMAN GOLDSTEIN	\$271,000	\$271,000	\$0	0.88	1.04
7900 GEO WASH MEM HWY	Q08b-4736-3301	COMPANY MORGAN-MARROW	\$252,000	\$252,000	\$0	0.95	0.96
7908 GEO WASH MEM HWY	Q08b-4688-3367	BERTHEL M ETALS MOORE	\$292,000	\$282,000	\$10,000	0.92	1.08
7920 GEO WASH MEM HWY	Q08b-4531-3505	SEVENTEEN PATRIOTS LLC	\$332,000	\$332,000	\$0	0.8	0.95

- Utilities available & no evidence of wetlands impact.
- Opportunity to remove a non-conforming, blighted, residential structure.
- Assemblage is in proximity to the developing Fort Eustis/Route 17 Gateway Crossing.
- Property is actively being marketed and could be acquired for a reasonable price.
- Limited redevelopment opportunities due to small overall size. (3.55 acres)



Map Number 2 - US 17 Developments

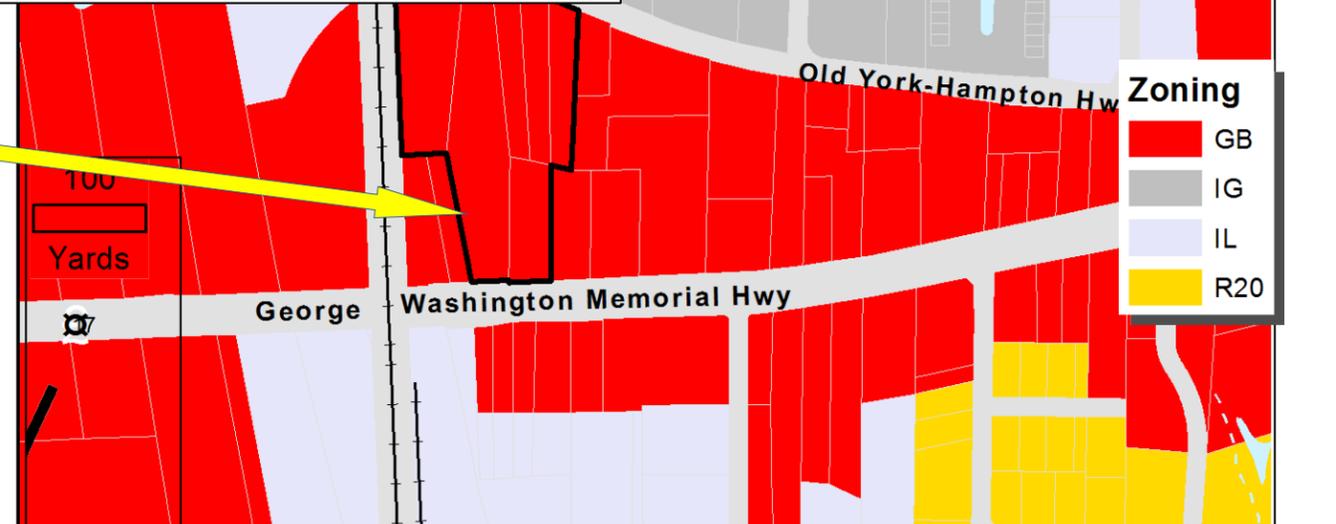
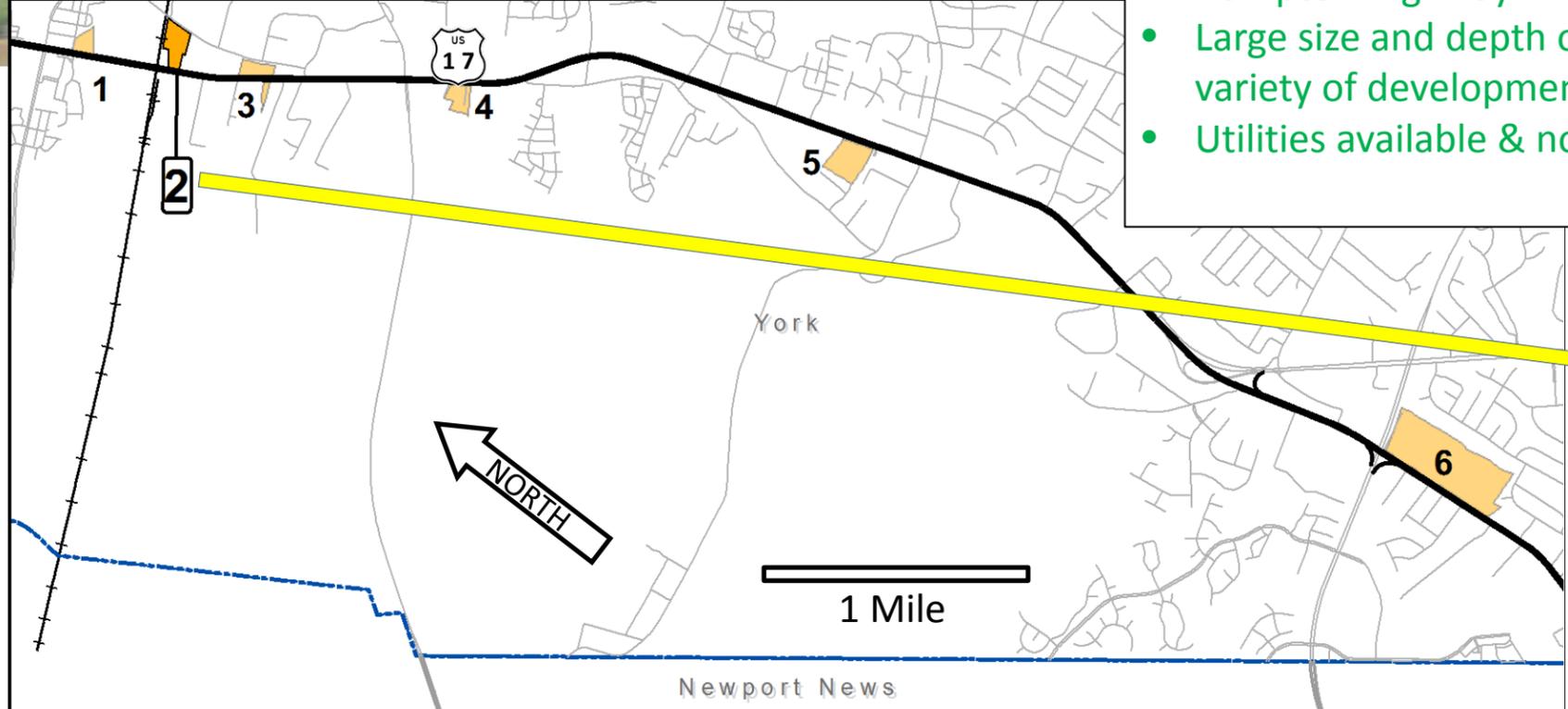
# of Parcels	Tot'l Asmnt	Tot'l Lnd Asmnt	Tot'l Imp Asmnt	Tot'l GIS Acres	Tot'l Deed Acres
6	\$1,542,000	\$1,442,000	\$100,000	7.53	7.794



Address	GPIN	Owner Name	Lnd+Imp Asmnt	Lnd Asmnt	Imp Asmnt	GIS Acres	Deed Acres
521 OLD YORK-HAMPTON HWY	R08c-0829-1925	DELORIS L TRUSTEE BORUM	\$159,000	\$139,000	\$20,000	0.71	0.8
515 OLD YORK-HAMPTON HWY	R08c-0838-1855	DELORIS L TRUSTEE BORUM	\$162,000	\$122,000	\$40,000	0.71	0.7
511 OLD YORK-HAMPTON HWY	R08c-0848-1783	KENNETH K & HOFFMAN	\$140,000	\$120,000	\$20,000	0.71	0.69
7516 GEO WASH MEM HWY	R08c-0463-1703	TATTOOS INK INC	\$262,000	\$252,000	\$10,000	0.86	0.964
7530 GEO WASH MEM HWY	R08c-0621-1924	LILLIAN REGINA TRUSTEE OF EDLOW	\$509,000	\$499,000	\$10,000	2.48	2.61
601 OLD YORK-HAMPTON HWY	R08c-0787-2164	C D S PARTNERS LLC	\$310,000	\$310,000	\$0	2.06	2.03



- Opportunity to remove multiple non-conforming, blighted, residential structures.
- Assemblage has access to both Route 17 and Old York-Hampton Highway.
- Large size and depth of assemblage would allow for a variety of development scenarios.
- Utilities available & no evidence of wetlands impact.



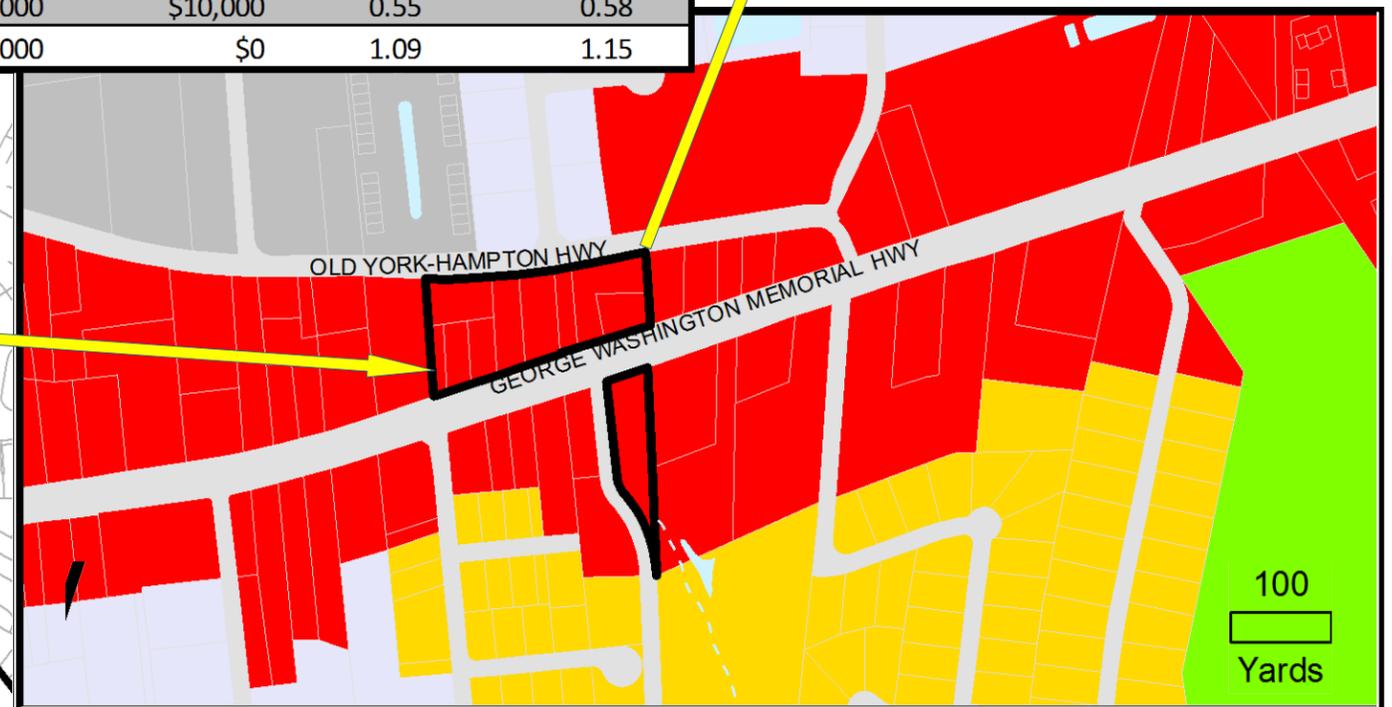
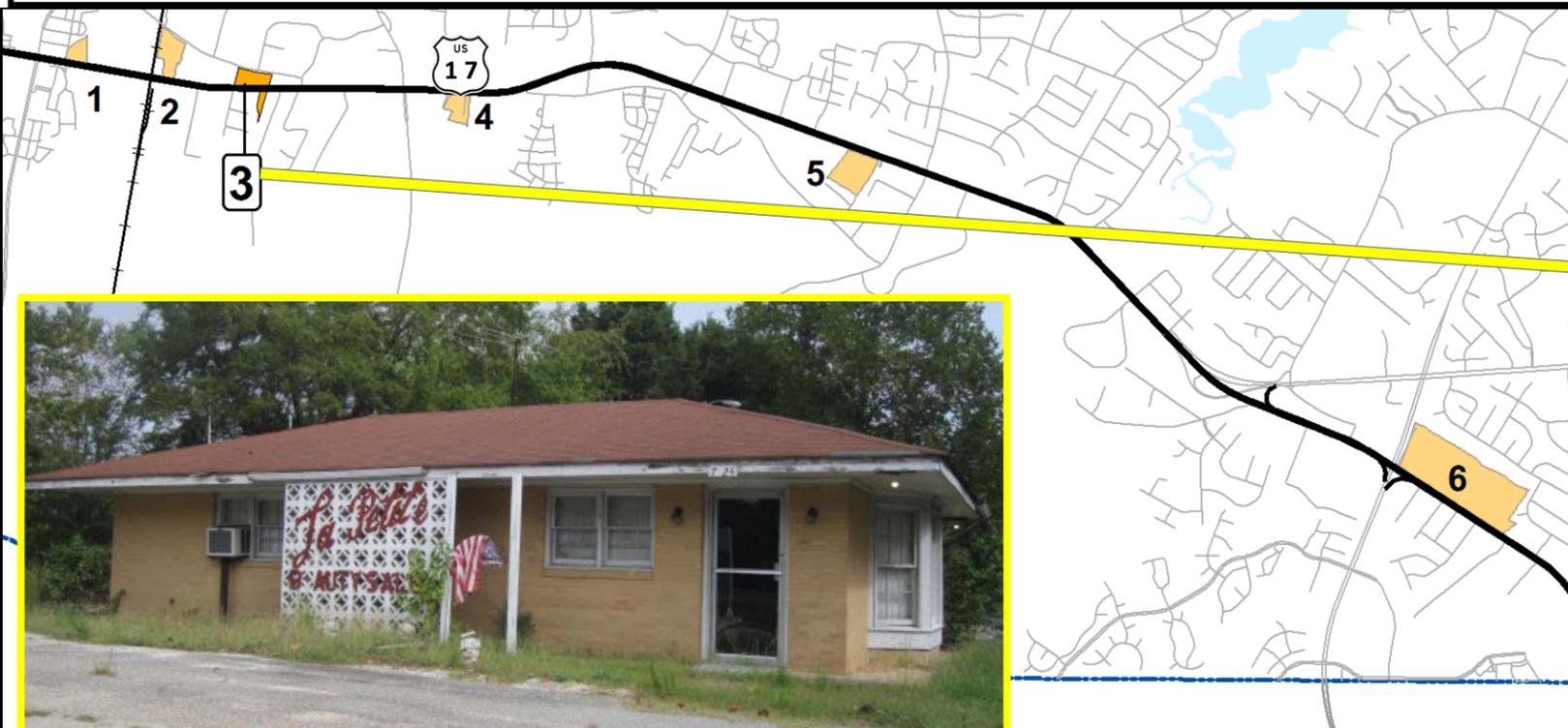
Map Number 3 - US 17 Developments

- Ability to remove multiple blighted commercial & residential structures.
- We have acquired extensive property information associated with a former prospective purchaser's due diligence work.
- Property is actively being marketed and could be acquired for a reasonable price.
- Potential for assisting County with completing a drainage project.
- Assemblage has access to both Route 17 and Old York-Hampton Highway.
- Property will require a sewer extension with a grinder pump.
- Entry spacing on Route 17 and poor soils may increase development costs.



# of Parcels	Tot'l Asmnt	Tot'l Lnd Asmnt	Tot'l Imp Asmnt	Tot'l GIS Acres	Tot'l Deed Acres
10	\$1,664,500	\$1,592,000	\$72,500	5.2	5.32

Address	GPIN	Owner Name	Lnd+Imp Asmnt	Lnd Asmnt	Imp Asmnt	GIS Acres	Deed Acres
7216 GEO WASH MEM HWY	R08c-1093-0540	HARRY O ETALS WHITE	\$119,000	\$119,000	\$0	0.33	0.39
7214 GEO WASH MEM HWY	R08c-1135-0475	HARRY O ETALS WHITE	\$144,000	\$134,000	\$10,000	0.33	0.44
7120 GEO WASH MEM HWY	R08c-1423-0127	LEO H JR SULIK	\$152,600	\$146,000	\$6,600	0.4	0.42
7200 GEO WASH MEM HWY	R08c-1283-0344	DAVID P ETUX CAMPBELL	\$196,000	\$196,000	\$0	0.64	0.64
7124 GEO WASH MEM HWY	R08c-1361-0222	SHIRLEY ANN SULIK WHITE	\$334,900	\$289,000	\$45,900	0.78	0.83
313 OLD YORK-HAMPTON HWY	R08c-1252-0587	DONALD E & EVELYN MATHEWS SHIELDS	\$122,000	\$122,000	\$0	0.58	0.56
---	R08c-1065-0591	---	---	---	---	0.2	---
7130 GEO WASH MEM HWY	R08c-1326-0275	C R P LC	\$108,000	\$108,000	\$0	0.3	0.31
7208 GEO WASH MEM HWY	R08c-1232-0426	C R P LLC	\$187,000	\$177,000	\$10,000	0.55	0.58
7119 GEO WASH MEM HWY	R07a-1012-4956	F W LLC	\$301,000	\$301,000	\$0	1.09	1.15



Zoning IG IL GB R20 RC



Map Number 4 – US 17 Developments

Address	GPIN	Owner Name	Lnd+Imp Asmnt	Lnd Asmnt	Imp Asmnt	GIS Acres	Deed Acres
101 BRICK CHURCH RD	R07d-3183-2003	PART SPENCER FAMILY LTD	\$414,600	\$274,000	\$140,600	0.63	0.63
108 SPENCER LN	R07d-3123-1847	SPENCER FAMILY LTD PART	\$102,000	\$77,000	\$25,000	0.24	0.24
6401 GEO WASH MEM HWY	R07d-3259-1773	SPENCER FAMILY LTD PART	\$1,574,300	\$1,349,000	\$225,300	4.13	4.13

# of Parcels	Tot'l Asmnt	Tot'l Lnd Asmnt	Tot'l Imp Asmnt	Tot'l GIS Acres	Tot'l Deed Acres
3	\$2,090,900	\$1,700,000	\$390,900	5	5



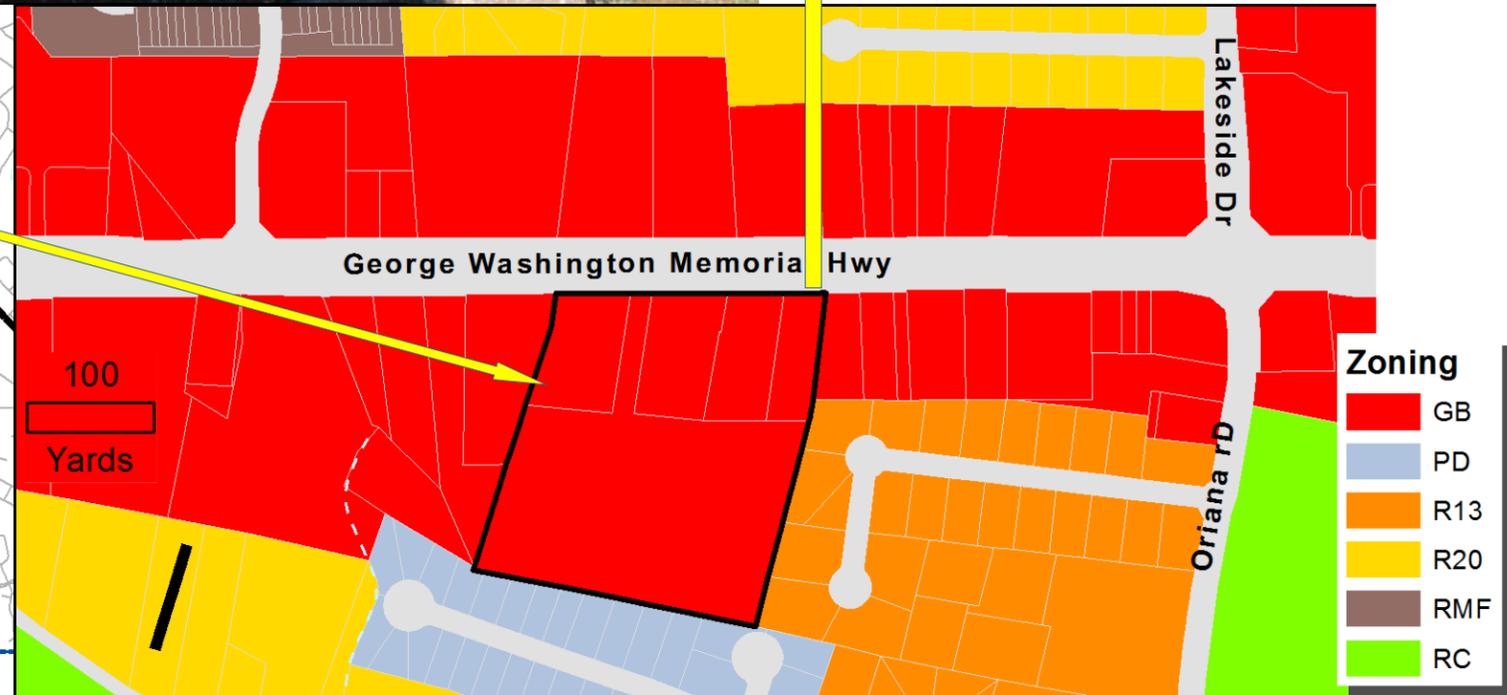
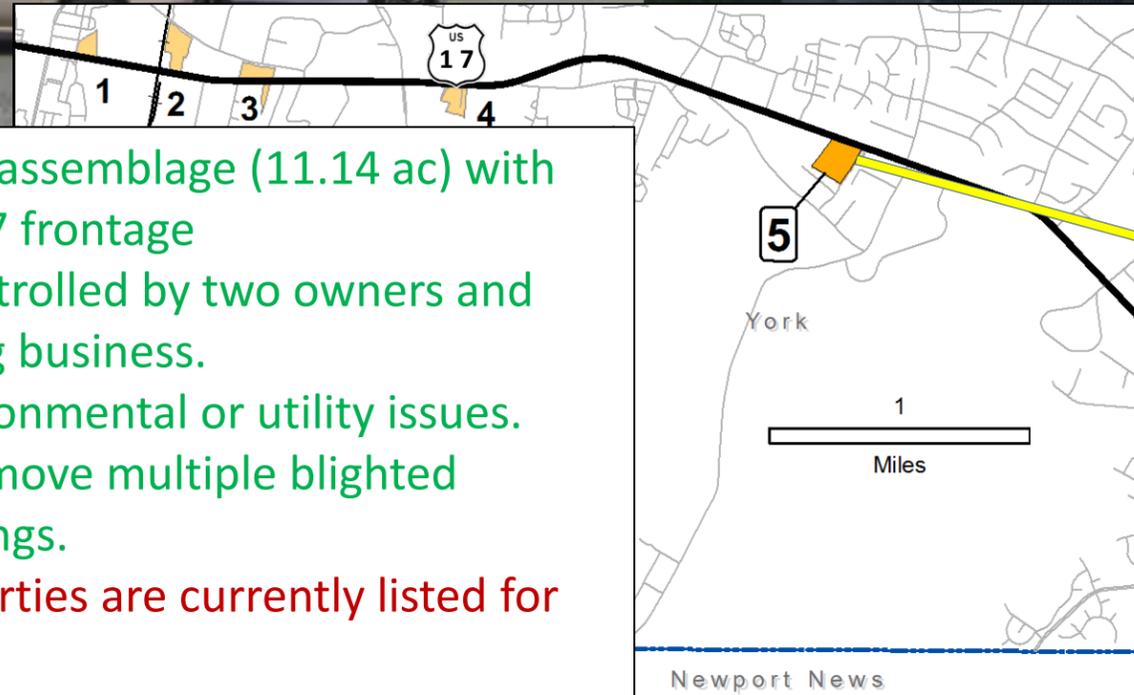
- Property is controlled by one owner who is interested in selling.
- Significant Route 17 frontage at a signalized intersection.
- Opportunity to redevelop outdated commercial structures.
- Acquisition of this property could be utilized to leverage redevelopment of the adjacent mobile home park.
- Property currently supports five operating businesses.



Map Number 5 - US 17 Developments

# of Parcels	Tot'l Asmnt	Tot'l Lnd Asmnt	Tot'l Imp Asmnt	Tot'l GIS Acres	Tot'l Deed Acres
5	\$2,410,000	\$2,350,000	\$60,000	11.14	11.02

Address	GPIN	Owner Name	Lnd+Imp Asmnt	Lnd Asmnt	Imp Asmnt	GIS Acres	Deed Acres
4703 GEO WASH MEM HWY	S05a-2175-4772	E S & R B HOLDINGS INC	\$336,000	\$331,000	\$5,000	0.97	0.95
4633 GEO WASH MEM HWY	S05a-2213-4656	E S & R B HOLDINGS LLC	\$241,000	\$241,000	\$0	0.7	0.69
4723 GEO WASH MEM HWY	S05a-2138-4922	VALIANOS DEV CO	\$428,900	\$390,000	\$38,900	1.15	1.12
4739 GEO WASH MEM HWY	S06c-2073-0143	VALIANOS DEV CO	\$402,200	\$401,000	\$1,200	1.17	1.15
4727 GEO WASH MEM HWY	S05a-1784-4899	DEVELOPMENT CO VALIANOS	\$1,001,900	\$987,000	\$14,900	7.15	7.11



- Significantly-sized assemblage (11.14 ac) with extensive Route 17 frontage
- Assemblage is controlled by two owners and only one operating business.
- No apparent environmental or utility issues.
- Opportunity to remove multiple blighted commercial buildings.
- None of the properties are currently listed for sale.

Zoning

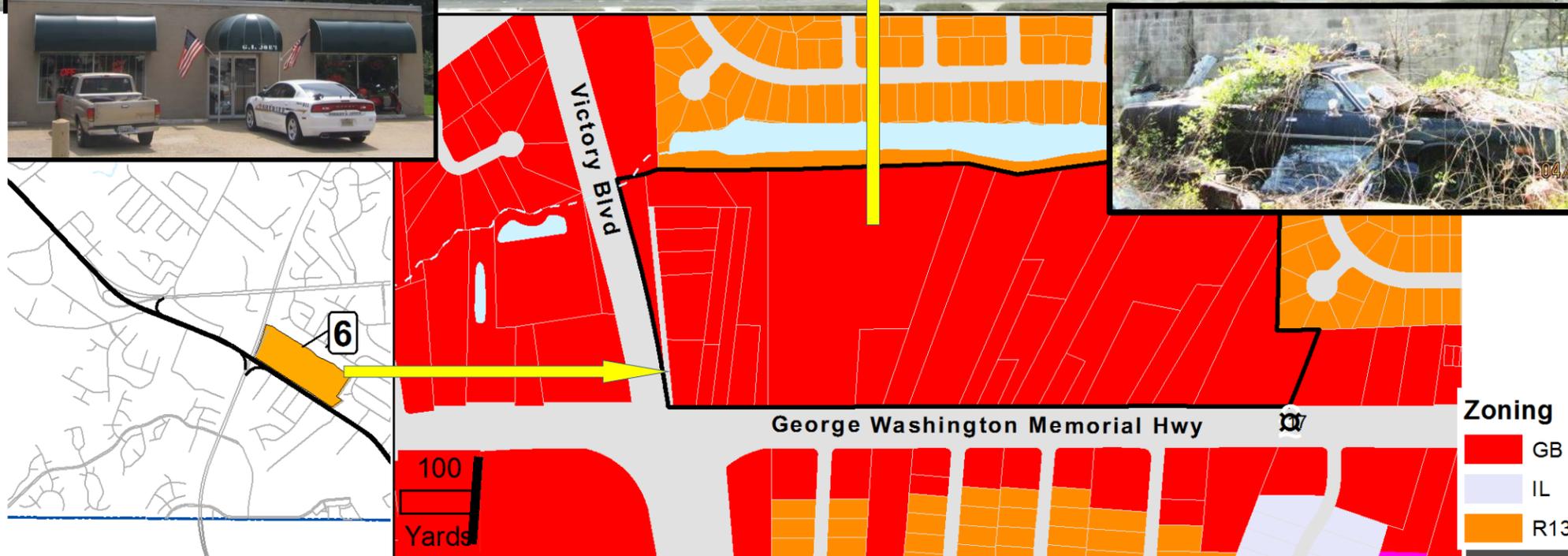
GB	Red
PD	Light Blue
R13	Orange
R20	Yellow
RMF	Brown
RC	Light Green

Map Number 6 - US 17 Developments

# of Parcels	Tot'l Asmnt	Tot'l Lnd Asmnt	Tot'l Imp Asmnt	Tot'l GIS Acres	Tot'l Deed Acres
28	\$12,488,600	\$11,200,000	\$1,288,600	53.45	52.163954



- Long-standing redevelopment target.
- Highly-desired retail location with adequate acreage for big box users.
- Frontage on Victory Blvd. & Route 17 with very high traffic counts.
- Unknown environmental liability and timing issues associated with property clean up.
- Asking prices are much higher than assessed values.
- Property development will require significant road improvements.



Conclusion

- **The EDA is requesting your endorsement of this program**
- **Questions/Comments**