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Title: Resolution Approving The Wythe Elementary School Development Agreement By And Among The City Of Hampton, Virginia, The Hampton Redevelopment And Housing Authority, And Wythe Elementary School, LLC Pertaining to Redevelopment of the Former George Wythe Elementary School

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Resolution Approving The Wythe Elementary School Development Agreement By And Among The City Of Hampton, Virginia, The Hampton Redevelopment And Housing Authority, And Wythe Elementary School, LLC Pertaining to Redevelopment of the Former George Wythe Elementary School

PURPOSE/BACKGROUND:

The Hampton Redevelopment and Housing Authority (HRHA) received an unsolicited proposal in February of 2017 from Wythe Elementary School, LLC presenting an opportunity for redevelopment of the former George Wythe Elementary School site located at 200 Claremont Avenue in Hampton. The proposal includes revitalization and preservation of the existing Wythe Elementary School building in order to provide 41+/- residential units to be leased at market rate, construction of which will meet the Standards for Rehabilitation published by the Secretary of the U.S. Department of the Interior under the authority of the federal Historic Preservation Tax Incentives Program (36 CFR § 46 et. seq.). The property is currently owned by the City of Hampton and includes portions of neighboring properties and public rights-of-way totaling approximately 1.3+/- acres. Negotiations between the City Council, HRHA, and the Developer have culminated in a Development Agreement (the "Wythe Elementary School Development Agreement"), which is attached hereto as Exhibit 1. The HRHA approved the Wythe Elementary School Development Agreement at its September 26, 2018 meeting.

This is one of 5 items being brought forward together for action by City Council, including:

1. Hampton Drive Vacation (Item # 18-0364)
2. Alley Vacation (Item # 18-0363)
3. Rezoning # 18-00004 (Item # 18-0352)
4. Rezoning #18-00007 (Item # 18-0353)
5. Wythe Elementary School Development Agreement (Item # 18-0362)

Recommendation:

Conduct a public hearing and adopt the resolution.

WHEREAS, in February of 2017, the Hampton Redevelopment and Housing Authority (the “HRHA”) received an unsolicited proposal (the “Developer’s Proposal”) from Wythe Elementary School, LLC (the “Developer”) for the acquisition of real property in the Olde Wythe area of the City of Hampton;

WHEREAS, the Developer’s proposal included acquisition of a portion of City owned right-of-way known as Hampton Drive and portions of two parcels of property currently owned by the City of Hampton (the “City”) and known as 200 Claremont Avenue (LRSN 1005036) and 235 Catalpa Avenue (LRSN 1004553), collectively encompassing the former George Wythe Elementary School building and surrounding areas and containing an approximate total of 1.33+/- acres (the “Wythe School Site”);

WHEREAS, the school building on the Wythe School Site was constructed in the Art Deco architectural style in 1936, is listed on the National Register of Historic Places and Virginia Landmarks Register as a contributing structure in the Olde Wythe Historic District, and accordingly, due to its historic significance, the preservation of the building is a high priority for the City;

WHEREAS, the Developer’s Proposal includes revitalization and preservation of the existing building on the Wythe School Site in order to provide 41+/- residential units to be leased at market rate, construction of which will meet the Standards for Rehabilitation published by the Secretary of the U.S. Department of the Interior under the authority of the federal Historic Preservation Tax Incentives Program (36 CFR § 46 et. seq.);

WHEREAS, negotiations between the City Council, HRHA, and the Developer have culminated in a Development Agreement (the “Wythe Elementary School Development Agreement”), which is attached hereto as Exhibit 1;

WHEREAS, pursuant to said Wythe Elementary School Development Agreement, the Developer shall purchase the Wythe School Site from the HRHA at current assessed value, offset by a property conditions credit, and construct 41+/- apartment units within the existing school building as well as parking and green areas to serve the apartment units; and

WHEREAS, on September 26, 2018, the HRHA approved the Wythe Elementary School Development Agreement;

WHEREAS, the City Council finds that the Developer’s Proposal is consistent with its policy goals, preservation of the Olde Wythe Historic District and surrounding neighborhood, and that it is in the interest of the citizens of Hampton to enter into this Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Hampton, Virginia, as follows:

1. The City Manager is authorized and directed to execute, on behalf of the City, the Wythe Elementary School Development Agreement in substantially the same form and content as that which is attached as Exhibit 1, to execute any other related documents, and to perform other such acts as may be necessary and appropriate pursuant to the Wythe Elementary School Development Agreement, including those not specifically recited.

2. This resolution will take effect immediately upon adoption.