

Issue Analysis Form (rev. July 2013)



Date: January 9, 2018
Item: Exit 45 Special Service District
Lead Department(s): Economic Development & Tourism
Contact Person(s): Jeffrey Stoke, Deputy County Administrator

Description and Current Status

With the Exit 45 projects complete, the focus turns towards continued operation and maintenance per the Cameron Foundation agreement and creating a cohesive mechanism for current and future owners. The establishment of a Special Service District would allow the businesses, supported by the County capital projects, to financially contribute to the future well-being and growth of Exit 45.

Government Path

Does this require IDA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require BZA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require Planning Commission action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require Board of Supervisors action?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does this require a public hearing?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

If so, before what date?

The ordinance change would require a future public hearing to be set by the Board of Supervisors. Staff is requesting that the proposed ordinance be approved in conjunction with the FY19 budget before June 30, 2018 so that as of July 1, 2018, the special district may be created for billing within the County system.

Fiscal Impact Statement

The proposed impact is \$0.04 per \$100.00 of assessed real property value for those properties included in the district. The special district tax would raise approximately \$10,377.96/annually for expenses (electric bill, water bill, landscaping).

County Impact

No fiscal impact to the County since the business owners would undertake the financial portion. The County would have to administer the vendor processes, bill payments and may solicit business owner input for improvements eligible within the district.

Notes

CY2017 O&M expenses are expected to be approximately \$8,000. Current expense payments for Exit 45 are made from the County tourism fund (hotel tax).

COMMUNITY GATEWAY FEATURE
CONSTRUCTION AND MAINTENANCE AGREEMENT

THIS AGREEMENT ("this Agreement") is made and entered into this 15th day of July, 2015, by and between the COUNTY OF PRINCE GEORGE, VIRGINIA ("the County"), and THE CAMERON FOUNDATION ("the Foundation"), a Virginia corporation.

RECITALS

- A. The County wishes to construct and maintain a community gateway ("the Gateway"), to include gateway spires ("the Features"), lighting ("the Lighting"), landscaping ("the Landscaping") and associated site improvements to be on public display on property ("the Site") owned by the Virginia Department of Transportation ("VDOT") and located off of South Crater Road at Exit 45 of Interstate 95. The Site is outlined on the Exhibit A that is attached to and made a part of this Agreement.
- B. The County wishes to construct and maintain the Gateway in anticipation that the Foundation will make a grant ("Grant") to the County to substantially reduce the cost of such construction to be paid by the County.
- C. Provided the County performs its obligations under this Agreement, The Foundation agrees to make such a Grant in an amount equal to 50% of the fixed cost amount of the Gateway as set forth in a contract for construction ("the Construction Contract") between the County and a contractor that has not yet been selected, and 50% of any increases to that amount due to construction testing, additional design consultant services, and contractor construction change orders that are approved by the Foundation and the County.
- D. Any such grant by the Foundation to the County will be paid in draws that match the amounts of documented payments by the County towards the fixed cost of the Gateway as set forth in the Construction Contract.
- E. The Construction Contract, and any additional costs, per C. above, must be approved in writing by the Foundation, in its sole discretion, before the Foundation will be obligated to make the Grant.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Foundation hereby agree as follows:

- 1. Recitals A through E above are made parts of this Agreement.
- 2. The County represents to the Foundation that VDOT has agreed to allow the construction and maintenance of the Gateway to be performed by the County, with the terms and conditions of such agreement with VDOT being set forth in a separate agreement ("the VDOT Agreement") between the County and VDOT.
- 3. The County will construct and maintain the Gateway at its expense (which will include the Grant from the Foundation) and in accordance with construction plans and specifications

made by Chroma Design, Inc., as they may be completed and approved in writing by the County and the Foundation.

4. The County will have all of the risk of loss or damage to the Gateway, including, without limitation, the Features, the Lighting and the Landscaping. As long as the Gateway is on public display, the County will maintain, at its expense, full coverage property damage insurance on the Features and the Lighting for their full insurable values. The County will review the amount of such insurance every two years to determine whether the amount of the coverage accurately reflects such values. Any proceeds of such insurance will be used by the County to repair or replace the Features and the Lighting, as applicable.
5. Unless required to do so by VDOT or another State or Federal agency with appropriate authority, the County will not alter or relocate any portion of the Gateway, including, without limitation, the Features, the Lighting and/or the Landscaping, or permit any such alteration or relocation, without the written consent of the Foundation. The County will perform any such required relocation or alteration and will be responsible for all of the cost thereof.
6. The County represents to the Foundation that it will perform its obligations relating to the construction and maintenance of the Gateway, and that, if it fails to do so before the construction is complete, the Foundation may cancel any unpaid amounts of the Grant.
7. Modifications or removal of the Gateway, Features, Lighting, Landscaping, and associated site improvements may be performed by the County, at its expense, if approved in writing by the Foundation.

WITNESS the following signatures pursuant to due authority:

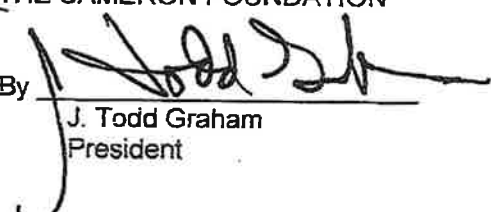
COUNTY OF PRINCE GEORGE
VIRGINIA

By



Percy C. Ashcraft
County Administrator

THE CAMERON FOUNDATION

By


J. Todd Graham
President

Approved As To Form:


County Attorney

**SOUTHSIDE VIRGINIA GATEWAYS
GATEWAY D1, 1-95 EXIT 45
PRINCE GEORGE COUNTY, VIRGINIA**

PRINCE GEORGE COUNTY, VIRGINIA



PROJECT LOCATION

VICINITY MAP

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SHEET NO **TIT**

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ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA,” BY ADDING §§ 74-478 THROUGH 74-492 TO CREATE AN “INTERSTATE 95, EXIT 45 AREA IMPROVEMENT SERVICE DISTRICT.”

BE IT ORDAINED by the Board of Supervisors of Prince George County:

(1) That the Code of the County of Prince George, Virginia, 2005, as amended, is amended by adding Sections 74-487 through 74-492 to read as follows:

Sec. 74-487. Establishment of the Interstate 95, Exit 45 Area Improvement Service District.

Pursuant to §§ 15.2-2400 et seq., Code of Virginia, 1950, as amended, there is hereby created in the County, the “Interstate 95, Exit 45 Area Improvement Service District.”

Sec. 74-488. Boundaries of the district.

The boundaries of the district shall be the same as the boundaries of the Exit 45 tourism zone as set forth in § 74-483 The Code of the County of Prince George, Virginia, 2005, as amended.

Sec. 74-489. Purposes of the Interstate 95, exit 45 Area Improvement Service District.

The purpose of the district is to provide high quality improvements, services and maintenance on public and common areas within the Service District. Such improvements, services and maintenance shall be approved and authorized by the County and may include, but shall not be limited to the following:

- a. Costs associated with electricity for common and public areas;
- b. Water costs and improvements within common and public areas;
- c. Landscaping/Mowing for common and public areas;
- d. Trash and litter pickup and receptacles;
- e. Benches;
- f. Signage and banners;
- g. Upkeep of public and common areas;
- h. Installation and maintenance of playground and animal park;
- i. Removal of blight and obsolete signs; and
- j. Snow removal.

Sec. 74-490. Financing plan for improvements and services within the District.

All the improvements and services authorized in § 74-489 shall be financed by a supplemental real estate tax of \$0.04 per \$100.00 of assessed value placed on all real estate located within the district. This tax is in addition to the real estate tax imposed on real estate in the County pursuant to the County’s annual tax levy.

The supplemental district tax shall fund costs of the service district for a period of ten years. The supplemental real estate tax of \$0.04 per \$100.00 of assessed value shall expire no later than July 1, 2027 unless the service district authorization is extended by the Board of Supervisors or the Board of Supervisors changes the amount of the supplemental district tax or the boundaries of the Service District.

Sec. 74-491. Benefits from the project.

The proposed improvements, maintenance and additional services, will improve the business environment on an important interchange area that encompasses the service district. This project will provide benefit to properties throughout the service district. Customers, employees, residents, and visitors to the businesses in the service district form impressions of the businesses and properties within the district based on the appearance and condition of the area. High quality improvements, maintenance and services will provide a positive image and appearance for the property and businesses within the district.

This project will assist in sustaining this important business area and preventing any deterioration in conditions favorable to business.

Sec. 74-492. Recording of ordinance.

An abstract of this ordinance shall be recorded among the land records of the clerk of the circuit court of Prince George County so as to place subsequent purchasers of any property located in the district on notice of the supplemental real estate tax imposed by these sections.

(2) That this ordinance shall be effective for tax years beginning July 1, 2018.

Prince George Exit 45 Tourism Zone

- PG Exit 45 Tourism Zone
- Tax Parcels
- Water Line
- Sewer Line
- Virginia Secondary
- Interstate
- Virginia Primary
- US Highway

0 500 1,000 Feet



April 8, 2014

