

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 20, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER

SUBJECT: BUDGET MEMO #84 : STATUS OF PRESERVATION AND PLANNING FOR FREEDMEN'S CEMETERY AND THE EFFORTS TO CONNECT EXISTING TENANT WITH A NEW BUSINESS LOCATION

The City is proceeding with the acquisition of the Freedmen's Cemetery property. The selection committee is convening on April 20th to discuss the results of the request for proposals for a real estate acquisition consultant, and it is currently planned that contract award will be made by early summer. After the contract is awarded, the consultant will prepare appraisals, make offers and negotiate with the owners, and negotiate relocation assistance and terms with the tenants. The property consists of two parcels, one occupied by a service station and the other by a two-story office building.

The current schedule calls for demolition of the existing buildings in time to permit further archaeological research in the spring and summer of 2006. Detailed archaeology is an essential element that must be completed prior to the design competition for the memorial park, currently expected to get underway by the end of calendar year 2006.

Planning and Zoning, the City Manager's Office, and T&ES have all participated in developing a strategy for the tenant, Mr. Asghar Butt, to move his business and a letter was written to him on May 20, 2004, but he has not acted on the plan. Mr. Butt is seeking a full service gas station with repair facilities and there have not been already developed gas station sites in the City available for lease. A location in the Eisenhower Valley was identified as suitable for relocating the gas station business, both by the City and occupants in the area. The City also informed Mr. Butt of the services of the Alexandria Small Business Development Center to assist him with developing a business plan in developing financing options for opening his business at the Eisenhower Avenue location.

Demolition is planned for the winter of 2005 – 2006.

May 20, 2004

Mr. Asghar Butt
Old Town Mobil
1001 S. Washington St.
Alexandria, VA 22314

Dear Mr. Butt,

We are anxious to maintain the momentum for moving your business to a new location. As you are aware, closure of your current location at 1001 S. Washington Street could come as early as next year. It is important that you aggressively pursue opportunities presented to you by our City staff.

These opportunities, which have previously been identified to you, include:

- 1) Commence discussions with the owners of the property at 4700 Eisenhower Avenue. As you know, the City staff has told you that they could support a service station located at this site. The owners' representative for that property is Mr. Duncan Blair (703-836-1000).
- 2) Consult with the Alexandria Small Business Development Center (SBDC) about financing options. The SBDC has considerable experience with assisting small business owners on such matters.

I suggest you do not delay in pursuing these opportunities. I remain available to work with you if you have any questions. You can feel free to contact me at 703-838-4227 or *Tom.Fairchild@alexandriava.gov*.

Sincerely,

Tom Fairchild
Business Facilitator

- Copy: Bud Hart, attorney
 Mark Jinks, Assistant City Manager
 Mark Mueller
 Bill Reagan, Small Business Development Center
 Paula Riley, Alexandria Economic Development Partnership