

**PROPOSED RESOLUTION #22-\_\_\_\_**  
**ESSEX COUNTY BOARD OF SUPERVISORS**  
**REQUEST FOR THE DESIGNATION OF A REVITALIZATION AREA**

WHEREAS, the Essex County Board of Supervisors has been requested by the 7 & M Development LLC (“7&M”) to designate land within the County as a Revitalization Area as defined herein; and

WHEREAS, these are areas created by resolution of the local governing body that designate areas to empower Virginia Housing, a state agency and authority (“VH”) to provide financing consistent with its mission; and

WHEREAS, such Revitalization Areas are an important component of the VH’s program for the administration of Low Income Housing Tax Credits created pursuant to Section 36-55.30:2 of the *Code of Virginia* and under regulations found at 13VAC10-180, *et seq.* of the *Administrative Code of Virginia*; and

WHEREAS, there is a finite pool of such credits available that are allocated on a point system, among the criteria for which is the award of additional points to an applicant whose project is located in such a Revitalization Area; and

WHEREAS, 7&M requests the designation of property located at \_\_\_\_\_ and a map of the area is attached hereto at Exhibit A, to wit, the Brady’s Fork Project, either a portion of which or all of which will be financed with such tax credits, as the proposed Revitalization Area (the “Development” or “Developments”); and

WHEREAS, 7&M through an affiliated entity, wishes to apply to VH for such tax credits to place it in a more favorable position and more likely to receive credits for the Development, given that private enterprise and investment are generally unavailable to finance projects like the Development; and

WHEREAS, the above-referenced Development is located in an area where the industrial, commercial or other economic development of such area will benefit the County but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and

WHEREAS, the above-referenced Development is located in an area where private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

NOW THEREFORE BE IT RESOLVED THAT the Essex County Board of Supervisors does hereby designate the Development and the area at Exhibit A as a revitalization area because (i) the industrial, commercial or other economic development of such area will benefit the County but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

NOW, THEREFORE, BE IT HEREBY FURTHER DETERMINED that the following nonhousing building or buildings (or nonhousing portion or portions of the building or buildings) located or to be located in the area at Exhibit A are necessary or appropriate for the industrial, commercial or other economic development of the Area: approximately 63,937 gross square feet of commercial/retail uses; 14,065 gross square feet of community center uses; and 1,408 retail drive-through uses.

ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2022.

CERTIFICATION OF ADOPTION RESOLUTION

[[The undersigned Clerk of the Board of Supervisors of the County of Essex, Virginia certified that the Resolution set forth above was duly adopted during an open public meeting on the \_\_\_ day of \_\_\_\_\_ 2022 by a majority of the members of the Essex County Board of Supervisors with the following votes:]]

AYE:

NAY:

ABSTENTION:

ABSENT:

Signed this \_\_\_\_ day of \_\_\_\_\_ 2022.

ATTEST:

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[Michael A. Lombardo, Clerk]  
Board of Supervisors of the County of Essex, Virginia

Exhibit A

Area Map for Entire Site

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