

From: [Julian Gonsalves](#)
To: [Jay Kelly](#); [Sandy Paik](#); [Stephanie Landrum](#)
Cc: [Christina Brown](#)
Subject: RE: [EXTERNAL]WestEnd BID Doc Review
Date: Wednesday, June 8, 2022 2:26:00 PM
Attachments: [DRAFT BID Framework CLEAN 06082022.docx](#)

Jay,

As Stephanie and I previously mentioned to you, the City has been working on a framework for establishing a BID in the City. Attached is a draft version for our discussion on Friday.

In terms of timing, the City is planning to adopt this framework by the end of the month before the summer recess.

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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-----Original Appointment-----

From: Jay Kelly <jkelly@foulgerpratt.com>
Sent: Tuesday, June 7, 2022 11:06 AM
To: Jay Kelly; Sandy Paik; Stephanie Landrum; Julian Gonsalves
Subject: [EXTERNAL]WestEnd BID Doc Review
When: Friday, June 10, 2022 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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From: [Julian Gonsalves](#)
To: [Charlotte Hall](#)
Cc: [Stephanie Landrum](#); [Amy Rutherford](#); [Scott Shaw](#)
Subject: RE: [EXTERNAL]Letter regarding Old Town Business and the BID
Date: Friday, June 17, 2022 11:46:00 AM
Attachments: [DRAFT BID Framework 06132022 CLEAN.docx](#)

Hello Charlotte,

Do you/others have time to chat today anytime between 3 to 4p or on Tuesday morning between 10 and 11am? Based on internal conversations, it appears there is flexibility of a couple of months for the adoption of the service district ordinance. While the service district ordinance is recommended to be adopted by the end of the year, it can be potentially adopted by February so that the assessment can still make it on the City's annual tax ordinance in April.

Also, based on recent conversations we are now recommending a single threshold of 60% of the commercial property owners in the Business Improvement Service District's (BID) proposed area signing the petition.

Thanks,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
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From: Charlotte Hall <charlotte.hall@oldtownbusiness.org>
Sent: Wednesday, June 15, 2022 2:55 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; Jim Parajon <jim.parajon@alexandriava.gov>
Subject: [EXTERNAL]Letter regarding Old Town Business and the BID

Dear Julian,

Friday's call was very productive and we appreciate all the work that you and Stephanie continue to put into the BID project. We reconvened with our OTBA BoD yesterday, shared the Friday call highlights with them and agreed on the following:

As much as we want to go fast, given the scope of work and the time it took the 2017 team to prepare, we have taken a more realistic look at our bandwidth and are very concerned that we can pull this off by your suggested 10/1 deadline to package this for Council action.

The 3 principal reasons are:

1. OTBA staffing: As Stephanie pointed out, AEDP provided 3 FT staffers to this project last time around. Even with the support of a consultant, OTBA simply doesn't have those resources. Charlotte is our only paid employee and she is full-time on our existing programs and other duties. Our all-volunteer board cannot devote enough time to the project over the next 12 weeks to pull this off. Over a longer period we believe we can make it work.
2. Timing: Even if we did have staff we couldn't hit the deadline. Assuming an 8 week petition phase, we'd need to have the plan packaged by 8/1 which means we'd need the City's work done by 6/30, giving us a month to assemble the plan to take out for engagement. Based on the 2017 experience and the short timeline, we are skeptical that the project milestones will be met.
3. Additional steps: Given the need to hit a double-threshold of 60% of property owners AND 60% of affected business owners, we think we need to add a step 2.5, taking the tentative plan out to 3 or 4 key commercial owners to ask for their support and ask them to appoint a representative to join our board of directors. This is the only way we ensure broad support before we reach out to the larger list of property owners. We are thinking of ASANA and Jemal/Douglas Development, plus possibly a multi-family owner if residential is to be included.

To give this project the due diligence it deserves we propose the following:

1. OTBA and the City jointly agree to shoot for a 6/20/23 date to gain Council approval. That gives all parties adequate time to put together the best possible business plan and meet the 60% threshold. Plus, it would then leave us with a 12 month runway before tax-based funding kicks in.
2. Adjust the consultant's scope to add a preliminary feasibility phase for step 2.5 above. Charleston and Merced, CA both had this and we believe it makes sense for us too. This serves as an early litmus test, so if we can't get support from key property owners to this tentative plan then the engagement ends.
3. As noted above, OTBA will take steps to expand its BoD before launching the petition phase. Compositions are TBD but will be added to the tentative plan development and requires discussion with the City.
4. OTBA will self-fund through June of 2023 (including the \$100K of ARP fund we are now waiting on, which is essential to have in order to fundraise in the Fall). The City commits now to funding OTBA from July 1, 2023 until the tax funding arrives. The funding would only kick in if the BID is approved before the next fiscal year.

We look forward to working with you.

Sincerely,
Charlotte

Charlotte A. Hall
CEO
Old Town Business Association

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From: [Charlotte Hall](#)
To: [Julian Gonsalves](#)
Subject: [EXTERNAL]Charlotte Hall reaching out regarding the Old Town BID
Date: Friday, July 1, 2022 2:45:49 PM

Hi! Hope you are well. I understand that you are going on vacation soon....thought i should give you an update.

Scott Shaw, and Amy Rutherford, and I met yesterday to discuss our strategy. However, we thought we should probably wait until the consultant arrives. Meantime, we are doing some homework on our own by reaching out to KEY stakeholders for preliminary discussions.

Would you be able to help us secure the following information?

1. Regarding ASANA - the owner of 26 commercial buildings. We know him very well, and he is a large corporate \$\$ member of ours.

Question - In the need to get 60% owners in Old Town, would he count as ONE owner? Or, do we get support of the 26 owners of the shops, and count as 26 owners? Is it owners of shops, or owner of the building? If it is the buildings that we count, which his conglomerate owns, does that account for 26?

2. Can you (or someone on your team) run an assessment of the T map from Map A. We are focused on:

A. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.

B. The remainder of the T would stretch all of the way up to King Street Metro.

C. We would include select side streets, such as

- 100 block of south fairfax
- 100 block of south royal
- 100 block of south asaph
- 100 block of south patrick
- 100 block of north fayette

3. Is it possible to do the assessment based on 8 cents as the rate AND an assessment based on 10 cents as the rate?

4. Should we be considering asking for numbers by block as opposed to all together?

5. Also, based on the last overview of numbers given by the city, what properties would be in the tax exempt number? Are those City properties??

Thanks for any assistance and/or suggestions. Happy to talk over the phone, but thought i would put it in writing first.

Best,
Charlotte

Charlotte A. Hall
CEO
Old Town Business Association
703-675-7829

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From: [Charlotte Hall](#)
To: [Julian Gonsalves](#)
Cc: [Charlotte Hall \(DPI Contact\)](#)
Subject: [EXTERNAL]Confirmation of an Old Town Business BID
Date: Monday, July 11, 2022 11:44:23 AM

Dear Julian,

Per our conversation, please allow this email to confirm that the Old Town Business Association is very interested in making an application for a Business Improvement District. Due to our advocacy and activities over the past 2 years, we feel the time is ripe for a BID. On behalf of the Board of Directors of the Old Town Business Association, we are prepared to take the necessary steps toward researching and implementing the creation of an Old Town BID. While I will be the primary contact, I will enlist the support of both Scott Shaw and Amy Rutherford, board members of the current Association.

We look forward to working with you and your colleagues.

Thank you,
Charlotte

Charlotte A. Hall
CEO
Old Town Business Association
703-675-7829

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From: [James Bryant](#)
To: [Stephanie Landrum](#)
Cc: [Bryan Page](#); [Julian Gonsalves](#)
Subject: RE: BID Initial Data Request
Date: Tuesday, August 9, 2022 9:19:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[DataPacket.zip](#)

Hi Stephanie – See attached for BID data packet. Any questions let me know. Thanks!

Items in this folder include:

- Maps of the scenarios (KSP, T, T+)
- Exclusion Code PDF for the Landcodes
- Excel of the BID data

*** Note if the consultant would like GIS files I have those on hand and can provide those if they want them

Key fields within the BID excel:

- ACCOUNTNO – Parcel Account Number
- BUSINESS NAME – Business Name
- Any field with OWN in the name related to parcel owner information
- KSR – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- T_ORIG – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- T_PLUS – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- EXEMPT – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- MULTIPLE – If yes, then these are parcels that have multiple uses
- F_LANDCODE – Land code
- F_IMPCYR – Total improvements value
- F_LANDCYR – Total current year land value
- F_TOTCYR – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- F_LUDESCR – Land use code description

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Stephanie Landrum <landrum@alexandriaecon.org>
Sent: Monday, August 8, 2022 7:27 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>; Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: RE: BID Initial Data Request

Hi, Jimmy!

Awesome news...I’m mostly out of pocket tomorrow (Tuesday) doing tours, but I will keep my eyes peeled.

Thanks for the update and all of the (hard and tedious) work to get this new effort jumpstarted.
Be in touch!

Stephanie

STEPHANIE LANDRUM
PRESIDENT & CEO
EMAIL landrum@alexandriaecon.org
PHONE 703-739-3820



ADDRESS 601 Prince Street, Alexandria, VA 22314



From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 8, 2022 3:21 PM
To: Stephanie Landrum <landrum@alexandriaecon.org>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>; Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: RE: BID Initial Data Request

Hi Stephanie – I should have this BID data ready to go by tomorrow. Do you want me to send it over to you when ready?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, August 3, 2022 5:00 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: Re: BID Initial Data Request

Sounds good. Happy to chat with the consultants as needed.

Jimmy Bryant - ITS

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, August 3, 2022 4:57:02 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Thanks for the update, Jimmy. I was hoping to provide notice to proceed to the consultants by Friday, but realistically speaking the soonest will be Monday depending on how long purchasing takes to on-board them. Since I'll be out starting Saturday (Aug 6 -17), Stephanie can make sure that the data you provide lands in the consultant's hands, and can potentially facilitate an introduction since I'm sure they have questions regarding the dataset/legend/need for outreach for property owners re. the residential/commercial use in commercial properties etc.

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, August 3, 2022 4:49 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: Re: BID Initial Data Request

Hey Julian - Bryan and I spoke yesterday, still working on it. I'm waiting for our data person to come back on Friday, I noticed a few irregularities within the data that I need to check before extracting the data. Remind me, when does the consultant need it?

Jimmy Bryant - ITS

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, August 3, 2022 4:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID Initial Data Request

Hi Jimmy – just wanted to check how this was coming along.

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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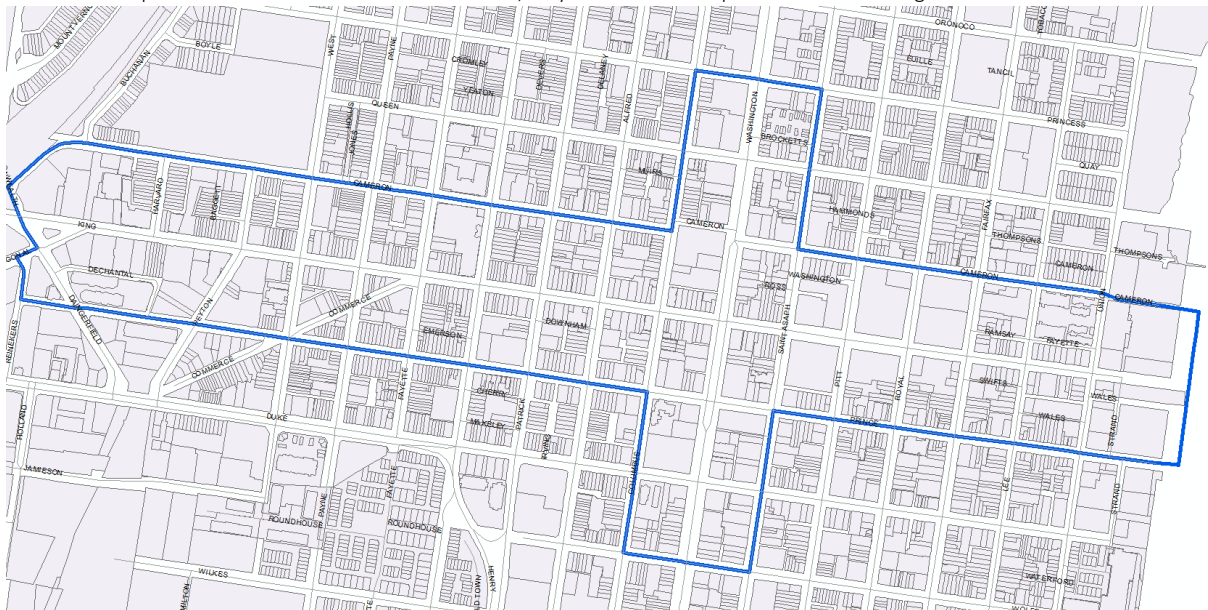
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 1, 2022 11:18 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Yep, these will be included in the spreadsheet.

Also, a couple more questions

- For the King Street retail area, do we only care about parcels that face King and Washington streets? Or do we include all parcels that are within that area? (see screen shot)
- Similar question for the other areas we identified, only the commercial parcels that are facing the identified streets?



Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Monday, August 1, 2022 11:13 AM

To: James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>

Subject: RE: BID Initial Data Request

Thanks. Also details like mailing address of the owners, property assessment, etc based on the conversation of needing to contact the property owners to figure out residential v. commercial components of the property

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
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From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, August 1, 2022 11:07 AM

To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>

Subject: RE: BID Initial Data Request

Thank you Julian this is helpful. Should be able to get you this data by COB Wednesday at the latest.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Monday, August 1, 2022 10:54 AM

To: James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>

Subject: RE: BID Initial Data Request

Morning James,

Thank you for your follow-up. See responses/edits below. When would you be able to share this data?

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
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From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, August 1, 2022 10:31 AM

To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>

Subject: RE: BID Initial Data Request

Morning All – Starting to work on pulling the BID map together. I have a few clarification questions:

- Do we want to include office & jr. office buildings, hotels & motels, and banks? Yes, any commercial property
- For the maps, my plan is to have commercial parcels in one color and the City owned property in another, along with normal

map information (street labels etc.). Do we need any additional information on the maps? Do we need to have labels on the parcels? In terms of data, we need sq foot, owner information – no sure if it necessarily lands on the map but assuming it would be on the associated spreadsheet

- From our conversation it sounded like we want a few maps, let me know if what I have below is correct:
 - King's St Retail Strategy (based on Stephanie's input during the call): #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 - 1 map of the T as indicated in the initial email
 - 1 map of the T as indicated in the initial email + 300 Cameron Street + 100 blocks of north & south union street

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Tuesday, July 19, 2022 4:23 PM
To: Steven Chozick <Steven.Chozick@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Additional details provided by the proponent group -

IF the boundaries are extended, it would probably be:
-300 Cameron Street
-100 block of south and north union street

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
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From: Julian Gonsalves
Sent: Monday, July 18, 2022 6:55 AM
To: Steven Chozick <Steven.Chozick@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>
Subject: BID Initial Data Request

Good Morning,

We have received a request from a proponent group seeking information to do some preliminary feasibility of a Business Improvement Service District in Old Town. Stephanie flagged that you all were involved in providing similar data for a similar effort in 2017 -

1. Property assessment and property owner details of the T map focused on:
 - A. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - B. The remainder of the T would stretch all of the way up to King Street Metro.
 - C. Include select side streets, such as:
 - 100 block of south fairfax
 - 100 block of south royal
 - 100 block of south asaph

- 100 block of south patrick
 - 100 block of north fayette
2. Also identifying properties would be in the tax exempt and which of those are City properties.
 3. Identifying any residential properties so that they can be excluded.

I'll find some time for us to chat to discuss timeline, questions we may have for the proponent group etc.

Thanks,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria
301 King Street, Room 3500
Alexandria, Virginia - 22314
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From: [Julian Gonsalves](#)
To: [Thad Wilson](#); [Emily Metzler](#); [Keenan Rice](#)
Cc: [Stephanie Landrum](#); [James Bryant](#); [Bryan Page](#); [Kevin Greenlief](#)
Subject: Old Town BID Data set
Date: Thursday, August 25, 2022 11:03:00 AM
Attachments: [DataPacket.zip](#)

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on
<https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf>
/ <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within

this area.

- **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,

Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
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From: [Amy Rutherford](#)
To: [Thad Wilson](#)
Cc: [Julian Gonsalves](#); [Keenan Rice](#); [Emily Metzler](#); sshaw@alexrestpart.com; [Charlotte Hall \(DPI Contact\)](#); [Stephanie Landrum](#)
Subject: Re: [EXTERNAL]Old Town BID - follow up to our Kickoff Call
Date: Thursday, September 15, 2022 1:51:40 PM
Attachments: [Old Town BID Proposal_2016.pdf](#)

Hello Thad,

I'm free for all the times you suggested.

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Thank you for sending along info and I look forward to working with you all.

Take care,

Amy

Amy Rutherford (she/her),
President, Red Barn Mercantile + Penny Post
redbarnmercantile.com
shoppennypost.com

Facebook: facebook.com/redbarnmercantile. facebook.com/shoppennypost
Twitter: RedBarnMerc
Instagram: [@RedBarnMerc](https://www.instagram.com/RedBarnMerc) [@ShopPennyPost](https://www.instagram.com/ShopPennyPost)

On Thu, Sep 15, 2022 at 9:53 AM Thad Wilson <thad.wilson@municap.com> wrote:

Julian

Good morning. Thank you for your email. Yes, we would like to have a call soon. I will suggest the following times next week.

Tuesday afternoon – 3:30pm

Wednesday – noon or 4pm

Thursday – 1pm

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When we next speak, we can hopefully set a recurring call.

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Thank you all

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Wednesday, September 14, 2022 5:37 PM

To: Thad Wilson <thad.wilson@municap.com>

Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler

<emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact)

<charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum

<landrum@alexandriaecon.org>

Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Thad,

Wanted to check about Muncap scheduling the next check-in and providing next steps including preliminary timeline for Phase I. It probably makes sense to schedule a recurring call.

Regards,

Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP

Assistant City Manager for Public-Private Partnerships

City of Alexandria, Virginia

Direct: 703.746.3710

www.alexandriava.gov

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From: Thad Wilson <thad.wilson@municap.com>

Sent: Saturday, September 10, 2022 9:14 AM

To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>

Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Good morning all.

Julian – thank you for your clarifying reply.

Please see the attached files that present the services that the recently formed BIDs in Myrtle Beach and Charleston intend to provide. Please note that a decision was made in the process of establishing the Myrtle Beach district to provide a modest description of the services in the “Improvement Plan” (one of the documents approved by City Council to establish the district). The Charleston BID approval process did not require a detailed description of the services to be written down (limited verbal descriptions of the services were given at various council meetings through the process).

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Thad Wilson

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OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Wednesday, September 7, 2022 11:37 AM

To: Thad Wilson <thad.wilson@municap.com>

Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler

<emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact)

<charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum

<landrum@alexandriaecon.org>

Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Thad –

I think you have the right overall group to begin. Unless you have City specific questions, you do not need to email everyone from the City. Stephanie from AEDP and I can be your point of contacts for the City and can direct your questions accordingly, and help schedule representation from the City at meeting/calls depending on the agenda.

Old Town Business is currently represented by Charlotte, Amy and Scott, and they will keep you posted about the proponent group contact list as your work progresses.

Regards,

Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP

Assistant City Manager for Public-Private Partnerships

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From: Thad Wilson <thad.wilson@municap.com>

Sent: Tuesday, September 6, 2022 10:59 AM

To: sshaw@alexrestpart.com; Charlotte Hall (DPI Contact)

<charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum

<landrum@alexandriaecon.org>; Julian Gonsalves <julian.gonsalves@alexandriava.gov>;

Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Bryan Page

<Bryan.Page@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Aaron

Root <Aaron.Root@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler

<emily.metzler@municap.com>

Subject: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Some people who received this message don't often get email from thad.wilson@municap.com. [Learn why this is important](#)

All

Good morning. Thank you for joining our conference call last week. As indicated. MuniCap is excited to join the team to help implement the proposed BID.

Our team is reviewing the excellent information that has been provided and is assembling a list of additional information to request. I hope to make the request later this week.

I will be circulating information to this group on the services that the recently formed BIDs in Charleston (King Street) and Myrtle Beach intend to provide.

Looking forward - I hope to arrange another call with this group relatively soon to continue our discussions. I will be in touch on this. If anyone on this email has a strong preference for a recurring day and time to hold such calls, please let me know.

Lastly, please let me know if I should add anyone to this group.

Thank you

Thad Wilson

Senior Vice President

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OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

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trusted source.**

From: [Thad Wilson](#)
To: [Amy Rutherford](#)
Cc: [Julian Gonsalves](#); [Keenan Rice](#); [Emily Metzler](#); sshaw@alexrestpart.com; [Charlotte Hall \(DPI Contact\)](#); [Stephanie Landrum](#)
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call
Date: Friday, September 16, 2022 3:05:06 PM

Amy – Thank you for sharing the file.

As indicated in my email below, we have prepared an informal summary of discussion points / questions / suggestions for the contemplated meetings which some of you may have with potential members of the proponent group. Hopefully this draft summary can facilitate some successful conversations with potential members of the proponent group. If you think helpful, I would be pleased to work with any of you to refine this draft, potentially turning it into a document that could be shared at meetings to be held with potential members.

I look forward to talking with you all next Wednesday.

Draft Summary of Possible Discussion Items with Potential Members of the Proponent Group:

Background / purpose of meeting:

Current leaders of Old Town Business are attempting to **expand / establish** the proponent group for a contemplated Old Town Business Improvement District in order to: (1) more effectively establish the goals and key features of the contemplated Old Town BID and (2) create a larger / stronger proponent group that could be necessary to obtain formal City approval of the BID.

As needed, explain (among other things):

- How a BID would generally work (fees paid by property owners in the BID fund services);
- The service offerings that are under consideration;
- 2016 effort to establish the BID.

Questions / Discussion Items:

- What are the important, existing problems in Old Town that need to be solved?
- What are the significant, existing opportunities for Old Town that need attention / funding / manpower?
- What is necessary for Old Town to compete successfully (retail, restaurants, tourism, office market) against other urban areas in the DC market?
- What services could solve these problems and or address these opportunities?
- Are the services that Old Town Business currently provides known to you and are these services impactful? Should these service offerings be expanded? If so, how? If appropriate / helpful (**and accurate**), potentially explain that the current service offerings provided through Old Town Business cannot continue to be provided without the

formation of a BID;

- As appropriate, discuss the inherent limitations of City provided services and the corresponding need for a separate organization to provide distinct or higher level services;
- Should the service offerings, and annual budgets for each one, be set through the BID establishment process (potentially helping the approval process?), or should the organization / board of directors of the BID have flexibility to select the services to be delivered and dollars to spend on each on an annual basis?
- What is the appropriate size and boundary of the potential BID?
- Should residential properties also pay the BID fees?
- What level of fee, expressed either a percentage of the current tax bill or dollar per SF (or some other metric) would this property owner support?
- Which of the concerns that contributed to the failure of the prior BID effort (2016) are the most important to address / resolve in this renewed effort? Potentially discuss the “Get it Right” letter from one of the primary objectors to the 2016 effort to establish the BID;
- What concerns would you have in joining the proponent group?
- Who else should be considered as a member of the proponent group?

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: Amy Rutherford <amy@redbarnmercantile.com>

Sent: Thursday, September 15, 2022 1:51 PM

To: Thad Wilson <thad.wilson@municap.com>

Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Stephanie Landrum <landrum@alexandriaecon.org>

Subject: Re: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Hello Thad,

I'm free for all the times you suggested.

Also, I'm assuming you have the proposal from the last team of folks who tried this. It's extremely well done and I think it is a good launching point. I've attached a scan of the original document just in case. For me, the priorities they had in 2016 have not changed. Based on Myrtle Beach and Charleston's services, they seem to be in line. The biggest difference I see is that Charleston and Myrtle Beach have budget lines for economic development. I'm not sure that's something we need. At least that has not been something we have discussed.

Thank you for sending along info and I look forward to working with you all.

Take care,

Amy

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shoppennypost.com

Facebook: facebook.com/redbarnmercantile. facebook.com/shoppennypost

Twitter: RedBarnMerc

Instagram: [@RedBarnMerc](https://www.instagram.com/RedBarnMerc) [@ShopPennyPost](https://www.instagram.com/ShopPennyPost)

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From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, September 14, 2022 5:37 PM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>;
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Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
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thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, September 7, 2022 11:37 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>
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From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, September 6, 2022 10:59 AM
To: sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>; Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Aaron Root <Aaron.Root@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>
Subject: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

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Lastly, please let me know if I should add anyone to this group.

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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

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trusted source.**

From: [Thad Wilson](#)
To: [Julian Gonsalves](#); [Charlotte Hall \(DPI Contact\)](#); sshaw@alexrestpart.com; amy@redbarnmercantile.com; [Stephanie Landrum](#); [Kevin Greenlief](#)
Cc: [Lauren Lust](#); [Keenan Rice](#); [Emily Metzler](#)
Subject: [EXTERNAL]Alexandria BID - Tomorrow's meeting
Date: Wednesday, October 5, 2022 7:09:24 AM

Good morning all.

I look forward to our meeting tomorrow at 1 pm.

Yesterday, I updated the email invite to specify the following address for the meeting:

*ALX Communities on the Waterfront
201 N. Union Street
Gadsby Conference Room*

I will also arrange for a telephone and/or video bridge to allow you to dial in as needed.

I intend to hand out a more detailed agenda packet tomorrow, but I am hopeful that we can work through the following topics.

- 1 – Timeline to complete Phase I of the BID establishment effort (up through the effort of meeting with key stakeholders, and the associated review / synthesis of the feedback that we receive from such meetings). I will present a draft timeline which we can hopefully refine during our meeting;
- 2 – Identification / listing of the key stakeholders with whom to meet; define the materials / proposed BID information needed for such meetings; specify the responsible party for each meeting;
- 3 – Boundaries of the BID / parcels to include / exemptions;
- 4 – BID service offerings, including consideration for the priority of any services (over the others) and potential budgets for each.

Please let me know if you think other key topics should be on this list.

Lastly, assuming my flight this afternoon goes as scheduled, I am hopeful to attend the OTB Waterfront Wednesday Music Series event from roughly 6pm to 7pm. Please let me know if you will be there.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

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From: [Stephanie Landrum](#)
To: [Julian Gonsalves](#); [Thad Wilson](#); [Amy Rutherford](#)
Cc: [Keenan Rice](#); [Emily Metzler](#); sshaw@alexrestpart.com; [Charlotte Hall \(DPI Contact\)](#); [Lauren Lust](#)
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call
Date: Thursday, October 6, 2022 2:20:30 PM

Dissolution language in Virginia Code:

<https://law.lis.virginia.gov/vacode/title15.2/chapter24/section15.2-2413.11/>

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, September 22, 2022 10:02 AM
To: Thad Wilson <thad.wilson@municap.com>; Amy Rutherford <amy@redbarnmercantile.com>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Stephanie Landrum <landrum@alexandriaecon.org>; Lauren Lust <lauren.lust@municap.com>
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Thad,

As discussed, in preparation for the next meeting, Municap should plan to present a preliminary timeline for Phase I, and how the subsequent Phase 2 and 3 flow out from there. My understanding is that assuming Service District Ordinance is adopted in February (as laid out in the IRFP) which would allow for the Tax Ordinance to be adopted in April during the City's standard tax ordinance adoption cycle, OTB intends to transition into the BID entity and alter its funding structure accordingly. OTB needs guidance through this feasibility process if the February milestone isn't achievable so they can accordingly plan for the next calendar year (starting Jan 1, 2023) /fiscal year (starting July 1, 2023).

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
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Direct: 703.746.3710
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From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, September 21, 2022 1:20 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Amy Rutherford <amy@redbarnmercantile.com>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Stephanie Landrum <landrum@alexandriaecon.org>; Lauren Lust <lauren.lust@municap.com>

Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Thank you all for a very helpful call today. And apologies again for my technical difficulties / delay. I will be in touch.

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municipal.com

From: Thad Wilson
Sent: Thursday, September 15, 2022 11:03 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Amy Rutherford <amy@redbarnmercantile.com>
Cc: Keenan Rice <keenan.rice@municipal.com>; Emily Metzler <emily.metzler@municipal.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Stephanie Landrum <landrum@alexandriaecon.org>; Lauren Lust <lauren.lust@municipal.com>
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Julian, Amy, Charlotte – thank you.

Please plan on speaking on Wednesday at noon. We will distribute a calendar invite.

Stephanie – please let us know if this time does not work for you and if you would like us to aim for the 1 pm timeslot on next Thursday instead.

Thank you

Thad Wilson
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From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, September 15, 2022 2:04 PM
To: Amy Rutherford <amy@redbarnmercantile.com>; Thad Wilson <thad.wilson@municipal.com>
Cc: Keenan Rice <keenan.rice@municipal.com>; Emily Metzler <emily.metzler@municipal.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

The following work best for me -

- Wednesday – noon
- Thursday – 1pm

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
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From: Amy Rutherford <amy@redbarnmercantile.com>
Sent: Thursday, September 15, 2022 1:51 PM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: Re: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Hello Thad,

I'm free for all the times you suggested.

Also, I'm assuming you have the proposal from the last team of folks who tried this. It's extremely well done and I think it is a good launching point. I've attached a scan of the original document just in case. For me, the priorities they had in 2016 have not changed. Based on Myrtle Beach and Charleston's services, they seem to be in line. The biggest difference I see is that Charleston and Myrtle Beach have budget lines for economic development. I'm not sure that's something we need. At least that has not been something we have discussed.

Thank you for sending along info and I look forward to working with you all.

Take care,

Amy

Amy Rutherford (she/her),
President, Red Barn Mercantile + Penny Post
redbarnmercantile.com
shoppennypost.com

Facebook: facebook.com/redbarnmercantile. facebook.com/shoppennypost

Twitter: RedBarnMerc

Instagram: [@RedBarnMerc](https://www.instagram.com/RedBarnMerc) [@ShopPennyPost](https://www.instagram.com/ShopPennyPost)

On Thu, Sep 15, 2022 at 9:53 AM Thad Wilson <thad.wilson@municap.com> wrote:

Julian

Good morning. Thank you for your email. Yes, we would like to have a call soon. I will suggest the following times next week.

Tuesday afternoon – 3:30pm
Wednesday – noon or 4pm
Thursday – 1pm

I am hoping that everyone can respond to indicate your availability and I will attempt to coordinate a time that works for as many of us as possible. Our MuniCap team can potentially make some other times work as well, so if none of these suggested times work for you, please suggest a few others.

When we next speak, we can hopefully set a recurring call.

We are working on a limited, informal description of talking points / questions / suggestions for the contemplated meetings that some of you may have with other potential members of the proponent group. We hope to share a draft of this late today / tomorrow morning.

Among other things, I am certain that we will need additional input on the currently desired services to be provided. Consistent with our last conversation, we do understand that this is a work in progress, “to be determined” in many respects; and that the MuniCap team will need to help the proponent group shape this. I will address this further in my follow up email later today / tomorrow morning.

Thank you all

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Wednesday, September 14, 2022 5:37 PM

To: Thad Wilson <thad.wilson@municap.com>

Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>

Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Thad,

Wanted to check about Municap scheduling the next check-in and providing next steps including preliminary timeline for Phase I. It probably makes sense to schedule a recurring call.

Regards,

Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Thad Wilson <thad.wilson@municap.com>
Sent: Saturday, September 10, 2022 9:14 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Good morning all.

Julian – thank you for your clarifying reply.

Please see the attached files that present the services that the recently formed BIDs in Myrtle Beach and Charleston intend to provide. Please note that a decision was made in the process of establishing the Myrtle Beach district to provide a modest description of the services in the “Improvement Plan” (one of the documents approved by City Council to establish the district). The Charleston BID approval process did not require a detailed description of the services to be written down (limited verbal descriptions of the services were given at various council meetings through the process).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, September 7, 2022 11:37 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>; sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Thad –

I think you have the right overall group to begin. Unless you have City specific questions, you do not need to email everyone from the City. Stephanie from AEDP and I can be your point of contacts for the City and can direct your questions accordingly, and help schedule representation from the City at meeting/calls depending on the agenda.

Old Town Business is currently represented by Charlotte, Amy and Scott, and they will keep you posted about the proponent group contact list as your work progresses.

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Thad Wilson <thad.wilson@municap.com>

Sent: Tuesday, September 6, 2022 10:59 AM

To: sshaw@alexrestpart.com; Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; Stephanie Landrum <landrum@alexandriaecon.org>; Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Aaron Root <Aaron.Root@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Cc: Keenan Rice <keenan.rice@municap.com>; Emily Metzler <emily.metzler@municap.com>

Subject: [EXTERNAL]Old Town BID - follow up to our Kickoff Call

Some people who received this message don't often get email from thad.wilson@municap.com. [Learn why this is important](#)

All

Good morning. Thank you for joining our conference call last week. As indicated. MuniCap is excited to join the team to help implement the proposed BID.

Our team is reviewing the excellent information that has been provided and is assembling a list of additional information to request. I hope to make the request later this week.

I will be circulating information to this group on the services that the recently formed BIDs in Charleston (King Street) and Myrtle Beach intend to provide.

Looking forward - I hope to arrange another call with this group relatively soon to continue our discussions. I will be in touch on this. If anyone on this email has a strong preference for a recurring day and time to hold such calls, please let me know.

Lastly, please let me know if I should add anyone to this group.

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a
trusted source.**

From: [Thad Wilson](#)
To: [Julian Gonsalves](#); [Kevin Greenlief](#); amy@redbarnmercantile.com; sshaw@alexrestpart.com; [Charlotte Hall \(DPI Contact\)](#); [Stephanie Landrum](#)
Subject: [EXTERNAL]Charleston King St BID - performance measures
Date: Monday, December 12, 2022 12:16:26 PM
Attachments: [2022.11.02 EXCECUTED Agreement with CDA for King Street BID with COMMENCEMENT DATE.pdf](#)

All

Good morning. Please find attached an agreement between the City of Charleston and the Charleston Downtown Alliance (entity that will be responsible to provide certain services to the BID).

You will find references to performance measures on pages 5 and 6.

Exhibit A also has a bit of language related to the performance measures and additional description of the services that are being provided.

To date, no performance measures have been provided to the City of Charleston.

Please let me know if you have further questions on this one.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

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From: [Thad Wilson](#)
To: [Julian Gonsalves](#); [Kevin Greenlief](#); amy@redbarnmercantile.com; sshaw@alexrestpart.com; [Charlotte Hall \(DPI Contact\)](#); [Stephanie Landrum](#)
Subject: [EXTERNAL]Charleston King St BID - performance measures
Date: Monday, December 12, 2022 12:20:38 PM
Attachments: [2022.11.02 EXCECUTED Agreement with CDA for King Street BID with COMMENCEMENT DATE.pdf](#)

All

Good morning. Please find attached an agreement between the City of Charleston and the Charleston Downtown Alliance (entity that will be responsible to provide certain services to the BID).

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Please let me know if you have further questions on this one.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: [Charlotte Hall](#)
To: [Stephanie Landrum](#); [Julian Gonsalves](#)
Cc: [Jim Parajon](#); [Thad Wilson](#); [Charlotte Hall \(DPI Contact\)](#)
Subject: [EXTERNAL]Old Town Business shares their letter of endorsement for a Business Improvement District
Date: Monday, January 16, 2023 8:17:34 AM
Attachments: [Bid Letter.pdf](#)
[Old Town Partnership - Information for Stakeholder Meetings 12 5 22 Draft.docx](#)
[BID map prepared Nov 28 2022.pdf](#)

Good Morning,

Per your request, on behalf of Old Town Business I am submitting the following documents:

1. Letter of support of endorsement
2. 2-page document describing our proposal
3. Map of the proposed district

If you have any questions, or need more information, please do not hesitate to contact me.

Thank you,
Charlotte

Charlotte Hall
CEO
Old Town Business Association
703-675-7829

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: [Thad Wilson](#)
To: [Julian Gonsalves](#); [Kevin Greenlief](#); [Stephanie Landrum](#)
Cc: [Charlotte Hall \(DPI Contact\)](#)
Subject: FW: Press Release Is Out
Date: Monday, February 13, 2023 9:23:54 AM
Attachments: [Final Release - Old Town Business - Old Town BID Initiative.pdf](#)

fyi

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: [Thad Wilson](#)
To: [Julian Gonsalves](#); [Kevin Greenlief](#); [Stephanie Landrum](#)
Subject: FW: WBJ Article Published: OTBISD
Date: Monday, February 13, 2023 3:52:58 PM
Attachments: [Old Town Business backs new BID proposal in Old Town Alexandria - Washington Business Journal.pdf](#)

fyi

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: [Thad Wilson](#)
To: sshaw@alexrestpart.com; [Charlotte Hall \(DPI Contact\)](#); amy@redbarnmercantile.com; <maurisa@spottedmp.com>
Cc: [Julian Gonsalves](#); [Kevin Greenlief](#); [Stephanie Landrum](#); [Lauren Lust](#)
Subject: RE: BISD - Multi-parcel petition
Date: Thursday, February 16, 2023 1:59:41 PM
Attachments: [Multi parcel Petition and Exhibits 2 15 2023.pdf](#)

Charlotte, Amy, Scott, Maurisa

The attached multi-parcel petition has been approved for use.

Please note that this form of the petition requires the indication of the City's account number for the parcels and the indication of the single owner of all the parcels, which matches the City's records for the owner.

This form is not available on the website.

Please let me know if you have questions.

Thank you all

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Thad Wilson
Sent: Wednesday, February 15, 2023 7:03 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>; sshaw@alexrestpart.com; Charlotte Hall <charlotte.hall@oldtownbusiness.org>; amy@redbarnmercantile.com; <maurisa@spottedmp.com> <maurisa@spottedmp.com>
Subject: BISD - Draft of a multi-parcel petition

All

Please find attached a draft of a petition to be utilized when there is a single owner for multiple parcels.

I welcome your suggestions corrections.

Exhibit A is unchanged.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: info.mmmgoodies.com
To: Amy Rutherford
Cc: [Charlotte Hall](#); [Julian Gonsalves](#); [Alvia Gaskins](#)
Subject: Re: ACTION REQUIRED: Old Town Business Improvement Service District
Date: Tuesday, February 28, 2023 1:00:17 AM

Hello Amy -

Please forgive the delay, but I wanted to make sure I emailed you BID talking points prior to us meeting. To that point, I can see the potential value in having a BID, but I think those whom stand to have the greatest BID benefits are those larger property owners and those properties located on the waterfront. Those with the greatest need (i.e. BIPOC property owners, single-owned properties and property owners on upper King and side streets) stand to benefit the least. Historically speaking, the BIPOC community has been disproportionately impacted at the greatest levels. In fact, the City of Alexandria recently scrapped the only BIPOC grant the City has offered since COVID. During the pandemic, the BIPOC community received the least amount of funding — adding an additional tax on the community with the least amount of resources doesn't inspire growth or allow for a level playing field? Further, it likely will cause some BIPOC business to close due to the continual rising cost of doing business in the City of Alexandria!

CORE BID BENEFITS & CONCERNS

MARKETING:

1. Marketing Strategy - What specifically, will the BID do for Goodies that will provide better marketing services and ultimately drive to customer purchase?
2. More importantly, what metrics will be utilized to measure the effectiveness of these enhanced marketing services?
3. Please share your Diversity, Equity and Inclusion plans for the overall BID and provide specific details of campaign roll-out?

EVENTS:

1. Event Diversity Inclusion - How will property owners be prioritized for event inclusion? Will there be a BIPOC property carve out ensuring ethnic-diversity at all events?
2. I ask because there have been numerous events such as Cookie Crawl, Makers Mile, Trick or Treat, the Waterfront market on lower King street where a mobile flower truck was present, but Goodies was never extended the opportunity to participate at any of these events. My concern is that it will be business as usual, but with an additional property tax in perpetuity, within much input, diversity or adequate oversight.
3. 60/40 Event Activation - Being that upper King street lacks the waterfront appeal, is the plan to activate 60% of all BID events in the upper King street neighborhood?

AMBASSADOR PROGRAM:

1. How many ambassadors?
2. Where will they be located? Side streets or King street only?
3. Will they work 7-days or primarily on weekends?

BUSINESS SUPPORT SERVICES:

1. Please provide the top 10 priorities of the Business Support services and what service property owners can utilize.

ADVOCACY:

1. Who will be advocating for the BIPOC property owners?
2. What are the 10 advocacy priorities of the BID?

- BIPOC property owners/business have disproportionately been negatively impacted.
- Largest property owners using their influence and size to determine how BID funds are administered and overall operations.
- Lack of transparency
- Side street property owners not receiving equal consideration as King street or waterfront property owners.
- Upper King street and side street property owners has adequate parking. In fact, after closing lower King street for pedestrian friendly area only exaggerated the parking challenges on the water front.
- How do you measure success for the side street property owners and BIPOC communities?

RECOMMENDATIONS:

- Allocate and dedicate a minimum of 25% of total BID tax for BIPOC property owner. This set aside will be exclusively managed by BIPOC property owners within proposed BID map.
- Hire a Diversity, Equity, and Inclusion Officer to provide oversight to BID Operations for all stakeholders
- Get buy-in by BIPOC for all marketing plans, events, advocacy, etc.
- Allow Opt-Out clause for property owners to meet a certain threshold.

Brandon Byrd, Proprietor
Goodies Frozen Custard & Treats
200 Commerce Street
Alexandria, VA 22314
(202) 630-6455
www.mmmgoodies.com

#GODisCEO

On Feb 17, 2023, at 11:48 AM, Amy Rutherford <amy@redbarmercantile.com> wrote:

Hello Brandon!!

I hope your kitchen project turned out well. Would love to see pictures if you have them. A good kitchen remodel is my favorite home improvement project!

I wanted to reach out to you and let you know that the petition for the BISD is live and we need your signature. Based on our listening tour we made a few minor tweaks, but the bulk of what we presented to you is there. Check out the [website](#) or attend one of the [forums](#) if you'd like to hear about it again. If you're good, then please [sign the petition](#) by March 3.

On a related note, we have several board seats that we need to fill. Would you be interested in being on the inaugural Board of Directors? I'd love to put your name forward as a nominee if you're interested.

Call me at 703.568.5319 if you have questions. And, thanks for your consideration!

Take care,

Amy

Amy Rutherford (she/her),
President, Red Barn Mercantile + Penny Post
redbarnmercantile.com
shoppennypost.com

Facebook: facebook.com/redbarnmercantile facebook.com/shoppennypost
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From: info.mmmgoodies.com
To: [Amy Rutherford](mailto:Amy.Rutherford)
Cc: [Charlotte Hall](mailto:Charlotte.Hall); [Julian Gonsalves](mailto:Julian.Gonsalves); [Alvia Gaskins](mailto:Alvia.Gaskins)
Subject: Re: ACTION REQUIRED: Old Town Business Improvement Service District
Date: Tuesday, February 28, 2023 9:07:59 AM

Thank you, Amy.

I look forward to discussing this morning, but more importantly reading how the BID plans to address my "Diversity, Equity and Inclusion" concerns in the actual governing bylaws and the other items listed in email below.

Brandon Byrd, Proprietor
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#GODisCEO

On Feb 28, 2023, at 7:11 AM, Amy Rutherford <amy@redbammercantile.com> wrote:

Great questions, Brandon! I look forward to discussing them with you when we meet later this morning. Take care and talk soon! Amy

Sent from my iPhone

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#GODisCEO

<vanimation2_revised2.gif>

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Take care,

Amy

Amy Rutherford (she/her),
President, Red Barn Mercantile + Penny Post
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shoppennypost.com

Facebook: facebook.com/redbarnmercantile, facebook.com/shoppennypost

Twitter: RedBarnMerc

Instagram: [@RedBarnMerc](https://instagram.com/RedBarnMerc) [@ShopPennyPost](https://instagram.com/ShopPennyPost)

From: [Charlotte Hall](#)
To: [info](#)
Cc: [Amy Rutherford](#); [Julian Gonsalves](#); [Alvia Gaskins](#)
Subject: Re: ACTION REQUIRED: Old Town Business Improvement Service District
Date: Tuesday, February 28, 2023 9:30:33 AM

Some people who received this message don't often get email from charlotte.anne.hall@gmail.com. [Learn why this is important](#)

Brandon,

We have had some excellent discussions with small and big businesses from upper king street. I encourage you to join us for one of our public forums, which can be found on our website, AND be sure to read the webpages focusing on the proposed BIDS. Enjoy your meeting with Amy as i think it will be beneficial.
Charlotte

On Tue, Feb 28, 2023 at 9:05 AM info@mmmgoodies.com <info@mmmgoodies.com> wrote:
Thank you, Amy.

I look forward to discussing this morning, but more importantly reading how the BID plans to address my "Diversity, Equity and Inclusion" concerns in the actual governing bylaws and the other items listed in email below.

Brandon Byrd, Proprietor
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Please forgive the delay, but I wanted to make sure I emailed you BID talking points prior to us meeting. To that point, I can see the potential value in having a BID, but I think those whom stand to have the greatest BID benefits are those larger property owners and those properties located on the waterfront. Those with the greatest need (i.e. BIPOC property owners, single-owned properties and property owners on upper King and side streets) stand to benefit the least. Historically speaking, the BIPOC community has been disproportionately impacted at the greatest levels. In fact, the City of Alexandria recently scrapped the only BIPOC grant the City has offered since COVID. During the pandemic, the BIPOC community received the least amount of funding — adding an additional tax on the community with the least amount of resources doesn't inspire growth or allow for a level playing field? Further, it likely will cause some BIPOC business to close due to the continual rising cost of doing business in the City of Alexandria!

CORE BID BENEFITS & CONCERNS

MARKETING:

1. Marketing Strategy - What specifically, will the BID do for Goodies that will provide better marketing services and ultimately drive to customer purchase?
2. More importantly, what metrics will be utilized to measure the effectiveness of these enhanced marketing services?
3. Please share your Diversity, Equity and Inclusion plans for the overall BID and provide specific details of campaign roll-out?

EVENTS:

1. Event Diversity Inclusion - How will property owners be prioritized for event inclusion? Will there be a BIPOC property carve out ensuring ethnic-diversity at all events?
2. I ask because there have been numerous events such as Cookie Crawl, Makers Mile, Trick or Treat, the Waterfront market on lower King street where a mobile flower truck was present, but Goodies was never extended the opportunity to participate at any of these events. My concern is that it will be business as usual, but with an additional property tax in perpetuity, within much input, diversity or adequate oversight.
3. 60/40 Event Activation - Being that upper King street lacks the waterfront appeal, is the plan to activate 60% of all BID events in the upper King street neighborhood?

AMBASSADOR PROGRAM:

1. How many ambassadors?
2. Where will they be located? Side streets or King street only?
3. Will they work 7-days or primarily on weekends?

BUSINESS SUPPORT SERVICES:

1. Please provide the top 10 priorities of the Business Support services and what service property owners can utilize.

ADVOCACY:

1. Who will be advocating for the BIPOC property owners?
2. What are the 10 advocacy priorities of the BID?

- BIPOC property owners/business have disproportionately been negatively impacted.
- Largest property owners using their influence and size to determine how BID funds are administered and overall operations.
- Lack of transparency
- Side street property owners not receiving equal consideration as King street or waterfront property owners.
- Upper King street and side street property owners has adequate parking. In fact, after closing lower King street for pedestrian friendly area only exaggerated the parking challenges on the water front.
- How do you measure success for the side street property owners and BIPOC communities?

RECOMMENDATIONS:

- Allocate and dedicate a minimum of 25% of total BID tax for BIPOC property owner. This set aside will be exclusively managed by BIPOC property owners within proposed BID map.
- Hire a Diversity, Equity, and Inclusion Officer to provide oversight to BID Operations for all stakeholders
- Get buy-in by BIPOC for all marketing plans, events, advocacy, etc.
- Allow Opt-Out clause for property owners to meet a certain threshold.

Brandon Byrd, Proprietor
Goodies Frozen Custard & Treats
200 Commerce Street
Alexandria, VA 22314
(202) 630-6455
www.mmmgoodies.com

#GODisCEO

<vananimation2_revised2.gif>

On Feb 17, 2023, at 11:48 AM, Amy Rutherford <amy@redbarmmercantile.com> wrote:

Hello Brandon!!

I hope your kitchen project turned out well. Would love to see pictures if you have them. A good kitchen remodel is my favorite home improvement project!

I wanted to reach out to you and let you know that the petition for the BISD is live and we need your signature. Based on our listening tour we made a few minor tweaks, but the bulk of what we presented to you is there. Check out the [website](#) or attend one of the [forums](#) if you'd like to hear about it again. If you're good, then please [sign the petition](#) by March 3.

On a related note, we have several board seats that we need to fill. Would you be interested in being on the inaugural Board of Directors? I'd love to put your name forward as a nominee if you're interested.

Call me at 703.568.5319 if you have questions. And, thanks for your consideration!

Take care,

Amy

Amy Rutherford (she/her),
President, Red Barn Mercantile + Penny Post
redbarmmercantile.com
shoppennypost.com

Facebook: facebook.com/redbarmmercantile. facebook.com/shoppennypost
Twitter: RedBarnMerc
Instagram: [@RedBarnMerc](https://www.instagram.com/RedBarnMerc) [@ShopPennyPost](https://www.instagram.com/ShopPennyPost)

--
Charlotte A. Hall
(703) 675-7829

From: info.mmmgoodies.com
To: [Charlotte Hall](mailto:Charlotte.Hall)
Cc: [Amy Rutherford](mailto:Amy.Rutherford); [Julian Gonsalves](mailto:Julian.Gonsalves); [Alvia Gaskins](mailto:Alvia.Gaskins)
Subject: Re: ACTION REQUIRED: Old Town Business Improvement Service District
Date: Tuesday, February 28, 2023 9:54:42 AM

Thank you, Charlotte.

I have read the BIRD website and deck numerous times over. My questions/concerns in my previous email are based on the lack of “Diversity, Equity and Inclusion” not being clearly articulated in the governing bylaws. From my understanding, the governing bylaws are what will guide the BID, if the 60% threshold is achieved — correct?

Please forgive me if my concerns and previous questions seem elementary, but any additional expense to operate in the City of Alexandria where historically BIPOC/ethnic minorities have received the least financial benefit/support seems reasonable to question — right?

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#GODisCEO

On Feb 28, 2023, at 9:28 AM, Charlotte Hall <charlotte.anne.hall@gmail.com> wrote:

Brandon,

We have had some excellent discussions with small and big businesses from upper king street. I encourage you to join us for one of our public forums, which can be found on our website, AND be sure to read the webpages focusing on the proposed BIRD. Enjoy your meeting with Amy as I think it will be beneficial.
Charlotte

On Tue, Feb 28, 2023 at 9:05 AM info [mmmgoodies.com](mailto:info@mmmgoodies.com) <info@mmmgoodies.com> wrote:
Thank you, Amy.

I look forward to discussing this morning, but more importantly reading how the BID plans to address my “Diversity, Equity and Inclusion” concerns in the actual governing bylaws and the other items listed in email below.

Brandon Byrd, Proprietor
Goodies Frozen Custard & Treats
200 Commerce Street, Alexandria, VA 22314
(202) 630-6455
www.mmmgoodies.com

#GODisCEO

<vanimation2_revised2.gif>

On Feb 28, 2023, at 7:11 AM, Amy Rutherford <amy@redbarmmercantile.com> wrote:

Great questions, Brandon! I look forward to discussing them with you when we meet later this morning. Take care and talk soon! Amy
Sent from my iPhone

On Feb 28, 2023, at 12:57 AM, info [mmmgoodies.com](mailto:info@mmmgoodies.com) <info@mmmgoodies.com> wrote:

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Take care,

Amy

Amy Rutherford (she/her),
President, Red Barn Mercantile + Penny Post
redbarnmercantile.com
shoppennypost.com

Facebook: facebook.com/redbarnmercantile, facebook.com/shoppennypost

Twitter: RedBarnMerc

Instagram: [@RedBarnMerc](https://instagram.com/RedBarnMerc) [@ShopPennyPost](https://instagram.com/ShopPennyPost)

--
Charlotte A. Hall
(703) 675-7829

From: [Charlotte Hall](#)
To: [Jim Parajon](#); [Justin Wilson](#); [Amy Jackson](#); [Alvia Gaskins](#); [Canek Aguirre](#); [Kirk McPike](#); [Sarah Bagley](#); [John Chapman](#)
Cc: [Julian Gonsalves](#); [Kevin Greenlief](#); [Stephanie Landrum](#); [Thad Wilson](#); [Charlotte Hall \(DPI Contact\)](#)
Subject: [EXTERNAL]Update on the proposed plans for the Old Town Business Improvement Service District, BISD
Date: Thursday, March 2, 2023 7:40:32 PM

Good evening!

Old Town Business is announcing today that a new deadline of May 31 has been set for BISD support petitions to be submitted. We are off to a very positive start with over 150 property owners who have signed a petition or given us a verbal yes --- that's half our goal. There are another 350 businesses with whom we need to further engage. This pace means we won't make the first deadline for a BISD to launch by July. However, we believe the May 31 deadline is achievable and the extra time allows us to get the signatures in so the BISD could possibly launch by January, 2024. It also means we can offer more details for those that are asking for them. Which we believe is a good way to garner stronger support.

As always, please do not hesitate to reach out if you have any questions.

Best,
Charlotte

Charlotte A. Hall
CEO
Old Town Business Association
703-675-7829

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From: [Julian Gonsalves](#)
To: [Boyd Walker](#)
Cc: [Thad Wilson](#)
Subject: RE: [EXTERNAL]Old Town BID
Date: Friday, April 14, 2023 9:32:00 AM
Attachments: [Attachment 1. BID Guidelines.pdf](#)

I will be sending over the list today – the consultant (CCed) has put together the list and is finishing his QAQC. As requested, please find attached the guidelines that were adopted by Council last year.

Thank you,
Julian

From: Boyd Walker <boydwalker2012@gmail.com>
Sent: Friday, April 14, 2023 9:05 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: Re: [EXTERNAL]Old Town BID

I hope I can get the list of properties today, as you said we should be able to get it this week. Thank you for the Virginia Ordinance, but I would also like the city council rules about BIDS that was passed a couple years ago. I would also like the contact info for the consultant who has been hired to help the BID process. I am still considering a FOIA as well, especially if I do not get this information in a timely fashion. I really don't understand why it is not possible to get the information by the end of the day.

Boyd Walker

On Fri, Apr 7, 2023 at 3:02 PM Julian Gonsalves <julian.gonsalves@alexandriava.gov> wrote:

Here you go - <https://law.lis.virginia.gov/vacodefull/title15.2/chapter24/article1/>

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

From: Boyd Walker <boydwalker2012@gmail.com>
Sent: Friday, April 7, 2023 2:59 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Jim Parajon <jim.parajon@alexandriava.gov>
Subject: Re: [EXTERNAL]Old Town BID

Thank you. Can you also forward the enabling legislation?

Boyd

On Fri, Apr 7, 2023 at 2:12 PM Julian Gonsalves <julian.gonsalves@alexandriava.gov> wrote:

A FOIA will not be necessary. The consultant is in the process of updating the list based on 2023 data which should be available by some time next week since the prior list was based on 2022 data – the consultant is working with both the City and the petition group to ensure the list reflects the BID as noted in the petition proposed by the proponent group. We will ensure that you receive this list next week as soon as it is ready.

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Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

From: Boyd Walker <boydwalker2012@gmail.com>
Sent: Friday, April 7, 2023 1:45 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Jim Parajon <jim.parajon@alexandriava.gov>
Subject: Re: [EXTERNAL]Old Town BID

Are you saying the city does not have this info? As I am an opponent of the BID, I am not sure why the proponents of the BID would give me that info...Since the city has a consultant assisting the proponents of the BID who presumably helped put together the list, or has access to it. I can file a FOIA if necessary if you feel that is necessary.

Boyd

On Fri, Apr 7, 2023 at 10:58 AM Julian Gonsalves <julian.gonsalves@alexandriava.gov> wrote:

Mr. Walker,

I'll connect you to the petitioners so that they can provide you the latest information.

Regards,
Julian

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Assistant City Manager for Public-Private Partnerships
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Direct: 703.746.3710
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Sent: Friday, April 7, 2023 10:29 AM
To: Jim Parajon <jim.parajon@alexandriava.gov>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: Re: [EXTERNAL]Old Town BID

You don't often get email from boydwalker2012@gmail.com. [Learn why this is important](#)

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Thanks for the email, Mr. Walker. I will have the potential petitioners go ahead and provide the information to you. Thanks again.

From: Boyd Walker <boydwalker2012@gmail.com>

Sent: Tuesday, April 4, 2023 12:03 PM

To: Jim Parajon <jim.parajon@alexandriava.gov>

Subject: [EXTERNAL]Old Town BID

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Dear Mr. Parajon,

I would like the list of 450 properties so I know which properties will be in the BID including 5 of my own. This will be the easiest way to let neighbors and others know who is in the BID and who isn't. Thank you for your assistance.

Boyd Walker



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From: [Julian Gonsalves](#)
To: [Boyd Walker](#)
Cc: [Thad Wilson](#)
Subject: RE: [EXTERNAL]Old Town BID
Date: Friday, April 14, 2023 11:57:00 AM
Attachments: [DRAFT Old Town BISD Parcel list 14 April 2023.xlsx](#)

Mr. Walker,

Please see attached draft list - the consultant has worked with the City on this draft list to reflect the Business Improvement Service District (BISD) as described in the petition proposed by the proponent group. Please note that this information is as of April 13, 2023 based on information provided by the City through April 13, 2023.

The first tab "All Parcels in the BISD" lists all the parcels per 2023 tax year data within the proposed OTB-BISD geographic boundaries. The second tab are the 483 parcels that are expected to be billed for the 2023 tax year per the specifics indicated in the petition.

Thanks,
Julian

From: Julian Gonsalves
Sent: Friday, April 14, 2023 9:33 AM
To: Boyd Walker <boydwalker2012@gmail.com>
Cc: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]Old Town BID

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From: [Stephanie Landrum](#)
To: [Julian Gonsalves](#)
Subject: [EXTERNAL]Fwd: Alexandria Chamber Letter in Support of the Proposed Old Town Business Improvement Service District (BISD)
Date: Wednesday, May 24, 2023 1:58:00 PM
Attachments: [Alexandria Chamber BISD Support Letter.pdf](#)

Begin forwarded message:

From: Maria Ciarrocchi <MCiarrocchi@thechamberalx.com>
Date: May 24, 2023 at 1:41:30 PM EDT
To: Justin Wilson <justin.wilson@alexandriava.gov>, Amy Jackson <Amy.Jackson@alexandriava.gov>, Canek Aguirre <Canek.Aguirre@alexandriava.gov>, John Chapman <john.taylor.chapman@alexandriava.gov>, sarah.bagley@alexandriava.gov, Alyia Gaskins <alyia.gaskins@alexandriava.gov>, Kirk McPike <kirk.mcpike@alexandriava.gov>
Cc: Joseph Haggerty <jhaggerty@thechamberalx.com>, nicole@threadleafandcompany.com, jim.parajon@alexandriava.gov, karl.moritz@alexandriava.gov, Charlotte Hall <charlotte.anne.hall@gmail.com>, Patricia Washington <Patricia@visitalexva.com>, Stephanie Landrum <landrum@alexandriaecon.org>
Subject: Alexandria Chamber Letter in Support of the Proposed Old Town Business Improvement Service District (BISD)

May 24, 2023

Mayor and Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Wilson and Members of City Council,

On behalf of The Alexandria Chamber of Commerce, which represents almost 900 member businesses in the City of Alexandria and region, we are writing to express our support for the proposed Old Town Business Improvement Service District (BISD).

We have engaged with our members through conversations and a broad request for comments via email survey. The responses represent a diverse group of Alexandria businesses, including businesses within the proposed service district specifically. Most Chamber members engaged in these ways expressed a supportive view, noting an Old Town BISD would positively impact their businesses.

As seen in many jurisdictions throughout our region, business improvement service districts do successfully provide models of service and financial support that assist with promotion, appearance, place making and events for business owners in the defined district.

We are all aware that the pandemic has changed people's behaviors and that in order for a jurisdiction to remain competitive it must employ creative strategies to attract and retain businesses, employees, customers, and residents. We believe that the creation of an Old Town BISD would be an asset in helping Alexandria thrive for years to come.

Sincerely,

Nicole McGrew
2023 Board Chair
Alexandria Chamber of Commerce
Chamber of Commerce

Joe Haggerty
President & CEO
Alexandria

Cc: James Parajon, City Manager
Karl Moritz, Director of Planning & Zoning, City of Alexandria
Charlotte Hall, Managing Director, Old Town Business
Patricia Washington, CEO, Visit Alexandria
Stephanie Landrum, President & CEO, Alexandria Economic Development
Partnership

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source.**

From: [Charlotte Hall](#)
To: [Julian Gonsalves](#)
Subject: [EXTERNAL]Charlotte Hall sending a PDF regarding OT - BISD
Date: Wednesday, June 7, 2023 12:49:46 PM
Attachments: [Proposed Board of Governors.docx](#)

Here is the proposed list of Board Members for the OT - BISD

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source.**

From: [Julian Gonsalves](#)
To: [Jim Parajon](#)
Subject: FW: [EXTERNAL]Charlotte Hall OT - BISD Proposed Board of Governors
Date: Wednesday, June 7, 2023 1:06:00 PM
Attachments: [Proposed Board of Governors.docx](#)

FYI Attached. Charlotte has shared with City Councilmembers and this will be public on the OTB website shortly.

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Charlotte Hall <charlotte.hall@oldtownbusiness.org>
Sent: Wednesday, June 7, 2023 12:47 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: [EXTERNAL]Charlotte Hall sending a PDF regarding OT - BISD

Here is the proposed list of Board Members for the OT - BISD

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From: [Jack Browand](#)
To: [City Council](#)
Cc: [Jim Parajon](#); [Emily Baker](#); [Julian Gonsalves](#); [Stephanie Landrum \(AEDP Contact\)](#); [James Spengler](#); [City Council Aides](#)
Subject: Waterfront Commission Support for Old Town Business Improvement Service District
Date: Friday, June 23, 2023 5:22:59 PM
Attachments: [Alexandria Waterfront Commission BISD Endorsement May 2023.pdf](#)

Honorable Mayor and members of City Council,

Please find attached the Waterfront Commission Support for Old Town Business Improvement Service District.

Sincerely,
jack

Jack Browand, Deputy Director, Park Services
Recreation, Parks and Cultural Activities
1108 Jefferson St. - Alexandria, VA 22314
703.746.5504 (O)
202.497.7452 (M)
www.alexandriava.gov/Recreation

From: [Keenan Rice](#)
To: [Julian Gonsalves](#)
Cc: [Chris Smith \(Finance\)](#); [Jordan J. Howar](#); [Procurement](#)
Subject: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response
Date: Thursday, August 4, 2022 7:01:47 PM
Attachments: [Myrtle Beach Downtown MID Support Letter 10.14.2021.docx](#)

Good afternoon. Thank you for taking the time to talk with us this past Tuesday. The discussion was very helpful, and we have a better understanding of the services required. Hopefully, we were able to answer some of your questions as well.

I have copied the questions sent to us below with our responses. Please do not hesitate to let me know if these answers are not clear or if you have additional follow-up questions.

Thank you.

Keenan Rice

The SAC has reviewed your proposal and had the below questions. The SAC would like to meet to further discuss. They are free to meet on either Monday, Aug 1 from 4 to 5p or Tuesday, Aug 2 from 4 to 5p. Please let me know which timeslot fits best for your team or if additional timeslots need to be provided. Thank you and let me know if you need any additional information.

1. Creating and managing the petition campaign/ supporting the proponent group in engaging stakeholders are significant exclusions. While SVP effort is required, quite a bit of the effort involves tracking the petition (ballot tabulation), drafting which would need junior level support. If no exclusions were included, what would be the price? [MuniCap is able to create and manage the petition campaign. We have included limits on the number of meetings and various alternative plans prepared as stated in the proposal. If the efforts stopped and started again later after a significant delay, additional efforts may not fit within the budget. MuniCap placed a limit of 30 hours on managing the campaign. The efforts for which MuniCap is most concerned about being able to estimate the time is meeting with and follow-up with property owners. In our experience, this is best done by the proponent group. We believe this is contemplated by the RFP \("Support the proponent group with developing and managing the implementation and documentation of a process that *enables the proponent group to actively engage all potential assesses and relevant stakeholders within the district target area . . .*". MuniCap can prepare materials, including the petition, track the signed petitions, and hold a work session within our budget and manage the petition campaign. \[As an alternative to limiting SVP efforts to 30 hours, we can exclude the follow-up with property owners in the proposed BID to obtain signatures to be done by the proponent group, which I think was anticipated in the RFP in any case.\]\(#\)](#)
2. What are your marketing resources and outreach strategy (eg. do you have staff who can create flyers/posters/a website to communicate with the stakeholders)? [Yes, MuniCap can create the marketing materials we would anticipate to be needed \(materials that would require professional printing would not be included\). We can create the content for a website. We would need to use our web consultant to set up the website and to make updates, if required. We would not anticipate these expenses to be significant unless the website is complicated with a lot of data. We would estimate maybe \\$1,500 for the web consultant to set up the website. We would like to treat as an expense, as this would allow the city to decide on the design of the website relative to its cost. There would also be a small charge for the domain name.](#)

MuniCap's outreach strategy starts with understanding the issues, and particularly discussing the objectives of the BID with the proponent group. MuniCap would discuss potential pros and cons of different ideas for the business plan and financial structure for the BID. MuniCap would then use this information to prepare an analysis of a business plan for the BID, including a financial analysis. This business plan would be discussed with the proponent group and other key stakeholders and possibly revised based on comments. Once the business plan was signed off on, MuniCap would prepare materials to explain the business plan, including a summary, FAQs, letters or emails to be sent to stakeholders, and possibly set up a website. During this process, MuniCap would also expect to hold a work session with stakeholders.

3. Are you able to share sample work products (petitions, marketing, communication and outreach material) from your other efforts? **Yes, we can send sample work products. We have prepared a great deal of work product over the years and cannot send all of it, but we have attached a sample form of petition (applicable to that state) provided to property owners to obtain signatures.**

MUNICAP, INC. | — PUBLIC FINANCE —

KEENAN RICE | PRESIDENT

8965 Guilford Road, Suite 210 | Columbia, MD 21046 | (443) 539-4102

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Wednesday, August 3, 2022 10:30 AM

To: Keenan Rice <keenan.rice@municap.com>

Cc: Chris Smith (Finance) <chris.smith@alexandriava.gov>; Jordan J. Howar

<Jordan.Howar@alexandriava.gov>; Procurement <procurement@alexandriava.gov>

Subject: RE: IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

Keenan,

As mentioned yesterday, Jordan is out. As indicated in his out of office, can you ensure to CC procurement@alexandriava.gov (CCed here) in your written response to him to close the loop. Also, in the subject line, do include "IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response". If possible, please send your written response within 24 hours.

Regards,

Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: [Jordan J. Howar](#)
To: [Julian Gonsalves](#)
Subject: RE: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response
Date: Wednesday, August 24, 2022 9:50:43 AM
Attachments: [LoA contract #2586 - signed.pdf](#)

Well good news. In between the time I emailed you and your response, Municap completed the agreement. Please see attached.

Jordan Howar, VCA
Contract Specialist II
City of Alexandria, Purchasing Division
(703)746-3997

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, August 24, 2022 9:47 AM
To: Jordan J. Howar <Jordan.Howar@alexandriava.gov>
Subject: RE: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

Thanks, Jordan. Can I start coordinating with Keenan to find a slot for a kick-off meeting in parallel? I can CC you in my correspondence.

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Jordan J. Howar <Jordan.Howar@alexandriava.gov>
Sent: Wednesday, August 24, 2022 9:32 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: FW: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

Good Morning,

Please see below for latest update from Municap.

Jordan Howar, VCA
Contract Specialist II
City of Alexandria, Purchasing Division

(703)746-3997

From: Keenan Rice <keenan.rice@municap.com>
Sent: Tuesday, August 23, 2022 9:27 AM
To: Jordan J. Howar <Jordan.Howar@alexandriava.gov>
Cc: Lauren Lust <lauren.lust@municap.com>
Subject: RE: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

Good morning, Jordan. We did review the agreement and it is fine. Lauren is processing getting the agreement signed. I believe she sent it out for signature. She is also dealing with COVID in her family right now, so is not always available.

Keenan

MUNICAP, INC. | — PUBLIC FINANCE —
KEENAN RICE | PRESIDENT
8965 Guilford Road, Suite 210 | Columbia, MD 21046 | (443) 539-4102

From: Jordan J. Howar <Jordan.Howar@alexandriava.gov>
Sent: Tuesday, August 23, 2022 7:52 AM
To: Keenan Rice <keenan.rice@municap.com>
Subject: RE: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

Good Morning,

I wanted to follow up and see if you have had a chance to review the agreement. Please let me know if you have any questions as I know the City can't wait to get started.

Jordan Howar, VCA
Contract Specialist II
City of Alexandria, Purchasing Division
(703)746-3997

From: Keenan Rice <keenan.rice@municap.com>
Sent: Thursday, August 18, 2022 9:28 AM
To: Jordan J. Howar <Jordan.Howar@alexandriava.gov>
Subject: RE: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

Thank you, Jordan. I did receive the email with the agreement. I will review it this morning.

Keenan

MUNICAP, INC. | — PUBLIC FINANCE —

KEENAN RICE | PRESIDENT

8965 Guilford Road, Suite 210 | Columbia, MD 21046 | (443) 539-4102

From: Jordan J. Howar <Jordan.Howar@alexandriava.gov>

Sent: Thursday, August 18, 2022 8:40 AM

To: Keenan Rice <keenan.rice@municap.com>

Subject: RE: [EXTERNAL]IRFP ADVISORY SERVICES FOR BUSINESS IMPROVEMENT SERVICE DISTRICT (BID) - MuniCap Response

This message's attachments contains at least one web link. This is often used for phishing attempts. Please only interact with this attachment if you know its source and that the content is safe. If in doubt, confirm the legitimacy with the sender by phone.

Good Morning,

I wanted to follow up and ensure the attached contract was received. Please let me know if you have any questions, as I know the City Manager's Office is highly anticipating getting this project started.

Jordan Howar, VCA

Contract Specialist II

City of Alexandria, Purchasing Division

(703)746-3997

From: [John Harris](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: [EXTERNAL]Invoice 102022-098 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Thursday, October 27, 2022 12:52:00 PM
Attachments: [Inv_102022098_from_MuniCap_Inc_10372.pdf](#)

You don't often get email from john.harris@municap.com. [Learn why this is important](#)

MuniCap, Inc.

Invoice *Due:10/26/2022*
102022-098

Amount Due: **\$5,593.75**

Please find attached invoice #102022-098 for \$5,593.75 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Municap Billing](#); [Thad Wilson](#)
Subject: [EXTERNAL]Invoice 112022-414 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Monday, November 28, 2022 1:55:58 PM
Attachments: [Inv_112022414_from_MuniCap_Inc_17836.pdf](#)

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MuniCap, Inc.

Invoice *Due:12/28/2022*
112022-414

Amount Due: **\$9,325.00**

Please find attached invoice #112022-414 for \$9,325.00 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Julian Gonsalves](#)
To: [Sermaine McLean](#)
Cc: [Jordan J. Howar](#)
Subject: FW: [EXTERNAL]Invoice 112022-414 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Monday, November 28, 2022 2:12:00 PM
Attachments: [Inv_112022414_from_MuniCap_Inc._17836.pdf](#)

Hi Coco,

Attached is the October invoice from Municap for their work consulting on the business improvement district.

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Municap Billing <municap.billing@municap.com>
Sent: Monday, November 28, 2022 1:56 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Municap Billing <municap.billing@municap.com>; Thad Wilson <thad.wilson@municap.com>
Subject: [EXTERNAL]Invoice 112022-414 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID

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MuniCap, Inc.

Invoice *Due:12/28/2022*
112022-414

Amount Due: **\$9,325.00**

Please find attached invoice #112022-414 for \$9,325.00 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101

www.municap.com

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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: [EXTERNAL]Invoice 122022-178 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Tuesday, December 27, 2022 12:16:05 PM
Attachments: [Inv_122022178_from_MuniCap_Inc._15200.pdf](#)

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MuniCap, Inc.

Invoice *Due:01/27/2023*
122022-178

Amount Due: **\$5,593.64**

Please find attached invoice #122022-178 for \$5,593.64 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Julian Gonsalves](#)
To: [Sermaine McLean](#); [Jordan J. Howar](#)
Subject: FW: [EXTERNAL]Invoice 122022-178 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Tuesday, January 3, 2023 5:43:00 AM
Attachments: [Inv_122022178_from_MuniCap_Inc._15200.pdf](#)

Good Morning Coco,

Please see latest Municap invoice for November.

Thank you,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Municap Billing <municap.billing@municap.com>
Sent: Tuesday, December 27, 2022 12:16 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Municap Billing <municap.billing@municap.com>
Subject: [EXTERNAL]Invoice 122022-178 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID

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MuniCap, Inc.

Invoice *Due:01/27/2023*
122022-178


Amount Due: **\$5,593.64**

Please find attached invoice #122022-178 for \$5,593.64 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com



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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: [EXTERNAL]Invoice 012023-108 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Monday, January 30, 2023 11:26:00 AM
Attachments: [Inv_012023108_from_MuniCap_Inc._20532.pdf](#)

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MuniCap, Inc.

Invoice *Due:02/26/2023*
012023-108

Amount Due: **\$6,087.50**

Please find attached invoice #012023-108 for \$6,087.50 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: [EXTERNAL]Invoice 022023-068 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Thursday, February 23, 2023 12:11:44 PM
Attachments: [Inv_022023068_from_MuniCap_Inc_14388.pdf](#)

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MuniCap, Inc.

Invoice *Due:03/26/2023*
022023-068

Amount Due: **\$10,687.50**

Please find attached invoice #022023-068 for \$10,687.50 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: [EXTERNAL]Invoice 042023-448 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Friday, April 28, 2023 1:17:18 PM
Attachments: [Inv_042023448_from_MuniCap_Inc_30200.pdf](#)

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MuniCap, Inc.

Invoice *Due:05/26/2023*
042023-448

Amount Due: **\$8,612.50**

Please find attached invoice #042023-448 for \$8,612.50 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: FW: Invoice 032023-432 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Friday, April 28, 2023 2:54:34 PM
Attachments: [Inv_032023432_from_MuniCap_Inc_11604.pdf](#)

Please let me know if you need anything additional.

Thanks Julian!

MUNICAP, INC. | — PUBLIC FINANCE —
JOHN HARRIS | **ASSOCIATE**
8965 Guilford Road, Suite 210 | Columbia, MD 21046
OFFICE: 410-505-8940
www.municap.com

From: Municap Billing
Sent: Tuesday, March 28, 2023 1:40 PM
To: julian.gonsalves@alexandriava.gov
Cc: Thad Wilson <thad.wilson@municap.com>; Municap Billing <municap.billing@municap.com>
Subject: Invoice 032023-432 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID

MuniCap, Inc.

Invoice *Due:04/26/2023*
032023-432

Amount Due: **\$22,226.42**

Please find attached invoice #032023-432 for \$22,226.42 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

From: [Thad Wilson](#)
To: [Julian Gonsalves](#)
Subject: [EXTERNAL]MuniCap, City of Alexandria, BID, Phase III work
Date: Tuesday, May 2, 2023 1:29:49 PM

Julian

Good afternoon. Following up on our discussions regarding MuniCap's ongoing efforts related to the proposed OTB-BISD and the performance of Phase III work -

As discussed and requested, MuniCap expects to continue its efforts to assist with the "BID Application Package" task specified in the scope of work. As you know, this task is described within the Phase III work products. As you are aware, I anticipate helping our larger group prepare a comprehensive BID Application Package over the course of the next four weeks, including draft versions (which will help us all move this task forward) and a final version that we are targeting by the end of May (assuming that we continue with the existing timeline plan, which could be adjusted).

Assuming that you agree, I will aim to hold back a minimum of \$8,000 of MuniCap's fee limit for the remaining Phase III tasks (beyond the preparation of the BID Application Package). As previously discussed with all parties, MuniCap anticipates that Old Town Business (and or its successor entity that is created to manage the OTB-BISD) will engage with a legal representative to assist with the preparation of the entity's bylaws and to handle related governance topics. MuniCap anticipates performing a supporting role in this general effort.

Please let me know if you have any questions or need additional information.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

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From: [Municap Billing](#)
To: [Julian Gonsalves](#)
Cc: [Thad Wilson](#); [Municap Billing](#)
Subject: [EXTERNAL]Invoice 052023-158 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Wednesday, May 31, 2023 12:24:20 PM
Attachments: [Inv_052023158_from_MuniCap_Inc_34688.pdf](#)

MuniCap, Inc.

Invoice *Due:06/30/2023*
052023-158

Amount Due: **\$6,787.50**

Please find attached invoice #052023-158 for \$6,787.50 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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From: [Municap Billing](#)
To: [Thad Wilson](#); [Julian Gonsalves](#)
Subject: RE: [EXTERNAL]Invoice 062023-362 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID
Date: Friday, June 30, 2023 8:17:48 AM
Attachments: [2389 Alexandria VA Old Town BID.pdf](#)

My apologies for the oversight.
Please find the updated invoice attached.

Thank you.

Amy M. Sullivan

AMY M. SULLIVAN | **BILLING SPECIALIST**
MUNICAP, INC. | — PUBLIC FINANCE —
8965 Guilford Road, Suite 210 | Columbia, MD 21046
OFFICE: (443) 539-4104
www.municap.com

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, June 30, 2023 7:52 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Municap Billing <municap.billing@municap.com>
Subject: RE: [EXTERNAL]Invoice 062023-362 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID

Julian

Good morning. The line item entry you note below is for a different BID client (City of Charleston) that was mistakenly placed on your bill. My apologies for the error. We will remove it and send you a corrected invoice. Thank you for your review and catching this mistake.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. – PUBLIC FINANCE
MOBILE 704 914 6411 / OFFICE 704 837 4330
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, June 29, 2023 5:29 PM
To: Municap Billing <municap.billing@municap.com>
Cc: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]Invoice 062023-362 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID

Hello,

Prepare for and hold call with A.

Could you please clarify and provide additional details for the line item “Wharton and M. Frohlich. Prepare annual report.”

Thank you,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Municap Billing <municap.billing@municap.com>
Sent: Wednesday, June 28, 2023 1:07 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Municap Billing <municap.billing@municap.com>
Subject: [EXTERNAL]Invoice 062023-362 from MuniCap, Inc. - 2389:Alexandria VA Old Town BID

MuniCap, Inc.

Invoice *Due:07/28/2023*
062023-362

Amount Due: **\$6,381.25**

Please find attached invoice #062023-362 for \$6,381.25 for current MuniCap work. Please remit payment at your earliest convenience. Our remittance instructions, including wiring instructions, can be found on the face of the invoice.

If you have any questions, please feel free to contact municap.billing@municap.com or your MuniCap project manager.

Sincerely,
MuniCap, Inc.

443-539-4101
www.municap.com

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DO NOT CLICK any links or download attachments unless the contents are from a trusted
source.

From: [James Bryant](#)
To: [Bryan Page](#)
Subject: RE: BID Chat
Date: Monday, August 8, 2022 3:03:00 PM

Afternoon Brian – When you get a chance, can you send over those exemption codes for the BID stuff? Thank you!!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, August 2, 2022 3:36 PM
To: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: BID Chat

Bryan – Looks like we missed each other. Maybe a meeting is unnecessary. Just want to double check to see what you need from me to handle your side of the BID stuff. Do you need a list of Parcel IDs that are in each of the scenarios?

Thanks!
Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: [James Bryant](#)
To: [Stephanie Landrum](#)
Cc: [Bryan Page](#); [Julian Gonsalves](#)
Subject: RE: BID Initial Data Request
Date: Monday, August 8, 2022 3:20:00 PM
Attachments: [image001.png](#)

Hi Stephanie – I should have this BID data ready to go by tomorrow. Do you want me to send it over to you when ready?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, August 3, 2022 5:00 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: Re: BID Initial Data Request

Sounds good. Happy to chat with the consultants as needed.

Jimmy Bryant - ITS

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, August 3, 2022 4:57:02 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Thanks for the update, Jimmy. I was hoping to provide notice to proceed to the consultants by Friday, but realistically speaking the soonest will be Monday depending on how long purchasing takes to on-board them. Since I'll be out starting Saturday (Aug 6 -17), Stephanie can make sure that the data you provide lands in the consultant's hands, and can potentially facilitate an introduction since I'm sure they have questions regarding the dataset/legend/need for outreach for property owners re. the residential/commercial use in commercial properties etc.

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, August 3, 2022 4:49 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Cc: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: Re: BID Initial Data Request

Hey Julian - Bryan and I spoke yesterday, still working on it. I'm waiting for our data person to come back on Friday, I noticed a few irregularities within the data that I need to check before extracting the data. Remind me, when does the consultant need it?

Jimmy Bryant - ITS

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Wednesday, August 3, 2022 4:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID Initial Data Request

Hi Jimmy – just wanted to check how this was coming along.

Regards,

Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

Privileged & Confidential Communication

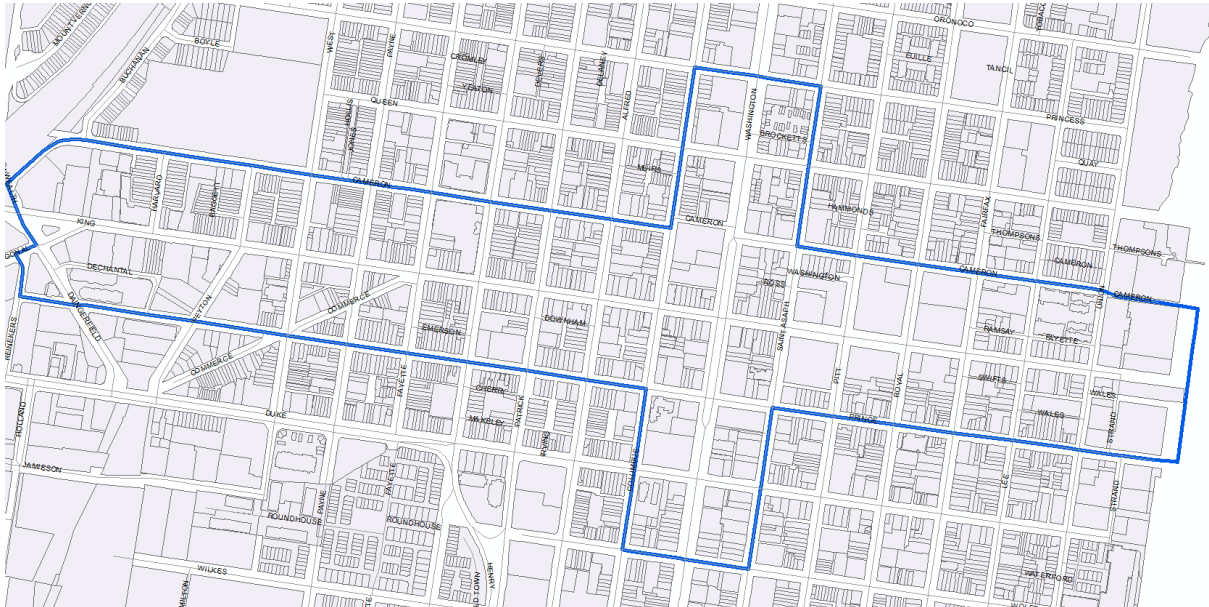
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 1, 2022 11:18 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Yep, these will be included in the spreadsheet.

Also, a couple more questions

- For the King Street retail area, do we only care about parcels that face King and Washington streets? Or do we include all parcels that are within that area? (see screen shot)
- Similar question for the other areas we identified, only the commercial parcels that are facing the identified streets?



Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Monday, August 1, 2022 11:13 AM
To: James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Thanks. Also details like mailing address of the owners, property assessment, etc based on the conversation of needing to contact the property owners to figure out residential v. commercial components of the property

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia

Direct: 703.746.3710
www.alexandriava.gov

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 1, 2022 11:07 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Thank you Julian this is helpful. Should be able to get you this data by COB Wednesday at the latest.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Monday, August 1, 2022 10:54 AM
To: James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Morning James,

Thank you for your follow-up. See responses/edits below. When would you be able to share this data?

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 1, 2022 10:31 AM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Morning All – Starting to work on pulling the BID map together. I have a few clarification questions:

- Do we want to include office & jr. office buildings, hotels & motels, and banks? Yes, any commercial property
- For the maps, my plan is to have commercial parcels in one color and the City owned property in another, along with normal map information (street labels etc.). Do we need any additional information on the maps? Do we need to have labels on the parcels? In terms of data, we need sq foot, owner information – no sure if it necessarily lands on the map but assuming it would be on the associated spreadsheet
- From our conversation it sounded like we want a few maps, let me know if what I have below is correct:
 - King's St Retail Strategy (based on Stephanie's input during the call): #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 - 1 map of the T as indicated in the initial email
 - 1 map of the T as indicated in the initial email + 300 Cameron Street + 100 blocks of north & south union street

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Tuesday, July 19, 2022 4:23 PM
To: Steven Chozick <Steven.Chozick@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Initial Data Request

Additional details provided by the proponent group -

IF the boundaries are extended, it would probably be:
-300 Cameron Street
-100 block of south and north union street

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Julian Gonsalves
Sent: Monday, July 18, 2022 6:55 AM
To: Steven Chozick <Steven.Chozick@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>
Subject: BID Initial Data Request

Good Morning,

We have received a request from a proponent group seeking information to do some preliminary feasibility of a Business Improvement Service District in Old Town. Stephanie flagged that you all were involved in providing similar data for a similar effort in 2017 -

1. Property assessment and property owner details of the T map focused on:
 - A. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - B. The remainder of the T would stretch all of the way up to King Street Metro.
 - C. Include select side streets, such as:
 - 100 block of south fairfax
 - 100 block of south royal
 - 100 block of south asaph
 - 100 block of south patrick
 - 100 block of north fayette
2. Also identifying properties would be in the tax exempt and which of those are City properties.
3. Identifying any residential properties so that they can be excluded.

I'll find some time for us to chat to discuss timeline, questions we may have for the proponent group etc.

Thanks,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria
301 King Street, Room 3500
Alexandria, Virginia - 22314
julian.gonsalves@alexandriava.gov
Direct: 703.746.3710
Mobile: 571.319.7658
www.alexandriava.gov

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From: [Bryan Page](#)
To: [James Bryant](#)
Cc: [Annwyn Milnes](#); [Stephanie Branizor](#); [Stephanie Landrum](#)
Subject: RE: BID Chat
Date: Monday, August 8, 2022 5:01:06 PM
Attachments: [Abstract Codes.pdf](#)

James:

If its not highlighted in yellow, it's a valid land use code.

Bryan

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 8, 2022 3:04 PM
To: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: BID Chat

Afternoon Brian – When you get a chance, can you send over those exemption codes for the BID stuff? Thank you!!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, August 2, 2022 3:36 PM
To: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: BID Chat

Bryan – Looks like we missed each other. Maybe a meeting is unnecessary. Just want to double check to see what you need from me to handle your side of the BID stuff. Do you need a list of Parcel IDs that are in each of the scenarios?

Thanks!
Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: [James Bryant](#)
To: [Bryan Page](#)
Subject: RE: BID Chat
Date: Tuesday, August 9, 2022 9:19:00 AM

Thanks Bryan!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Bryan Page <Bryan.Page@alexandriava.gov>
Sent: Monday, August 8, 2022 5:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Stephanie Branizor <Stephanie.Branizor@alexandriava.gov>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: BID Chat

James:

If its not highlighted in yellow, it's a valid land use code.

Bryan

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, August 8, 2022 3:04 PM
To: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: BID Chat

Afternoon Brian – When you get a chance, can you send over those exemption codes for the BID stuff? Thank you!!

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Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, August 2, 2022 3:36 PM
To: Bryan Page <Bryan.Page@alexandriava.gov>
Subject: BID Chat

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Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: Old Town BID Data set
Date: Friday, September 30, 2022 12:22:00 PM

Hi Thad – Sure! I have time after 3p this afternoon if you want to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 12:19 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

You don't often get email from thad.wilson@municap.com. [Learn why this is important](#)

James

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the maps and EXCEL file of parcel data referenced in the email below and within the attachment.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Muncap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-

exempt, commercial, etc.)

1. King's St Retail Strategy: #5 on
<https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf>
/ <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street

- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: Old Town BID Data set
Date: Friday, September 30, 2022 3:54:00 PM

540.295.2708 can you call at 4p? Wrapping something up. Thanks

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 3:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi James – are you available to speak? If so, please send me a phone number.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, September 30, 2022 12:22 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: Old Town BID Data set

Hi Thad – Sure! I have time after 3p this afternoon if you want to chat.

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Principal GIS Analyst
ITS – City of Alexandria

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Sent: Friday, September 30, 2022 12:19 PM
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Subject: FW: Old Town BID Data set

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James

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the maps and EXCEL file of parcel data

referenced in the email below and within the attachment.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

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Items in this folder include:

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<https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf>
/ <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

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- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: Old Town BID Data set
Date: Friday, September 30, 2022 5:24:00 PM

Thad – Yeah, took a deeper look. Something is goofy with the data pull. Will get you a new excel next week. Thanks for catching.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:55 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

You don't often get email from thad.wilson@municap.com. [Learn why this is important](#)

Thanks
I will call you at 3 pm
Please send me the best number to use.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, September 30, 2022 12:22 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: Old Town BID Data set

Hi Thad – Sure! I have time after 3p this afternoon if you want to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 12:19 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

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James

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the maps and EXCEL file of parcel data referenced in the email below and within the attachment.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

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- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
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 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
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 - i. 100 block of south Fairfax
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- v. 100 block of north fayette
- 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street

- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Monday, October 3, 2022 3:46:00 PM
Attachments: [image001.png](#)
[BIDList_1032022.xls](#)

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

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Revenue Division, Department of Finance
City of Alexandria, Virginia

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Sent: Monday, October 3, 2022 1:40 PM
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Subject: RE: Old Town BID Data set

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ITS – City of Alexandria

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Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

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Kevin

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To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

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10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Sent: Monday, October 3, 2022 1:19 PM

To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Annwyn,

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If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

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Subject: FW: Old Town BID Data set

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Thank you

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Sent: Thursday, August 25, 2022 11:04 AM

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Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Monday, October 3, 2022 4:21:00 PM
Attachments: [image001.png](#)

Ok, great. If it's not too much trouble can we recreate that multiple uses list again?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 4:20 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

I will work on those.

I don't know whether those records get updated by Finance real estate. We run a process once a week to refresh City website for any production changes by Finance Real Estate.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

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Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
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 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
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 - i. 100 block of south Fairfax
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*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number

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- Any field with **OWN** in the name related to parcel owner information
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 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
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- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: Old Town BID Data set
Date: Monday, October 3, 2022 4:32:00 PM

Sure thing, you're welcome.

Yeah, I can add those in. Actively working on this. Waiting for an updated export and I'll get that spreadsheet over to you.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 3, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Jimmy

Thank you again for your help here.

If possible in the revised spreadsheet, please provide an indication / column / mechanism so that I can sort the parcels (within the EXCEL file) in the T-Scenario that come from the 5 side streets -

i. 100 block of south Fairfax

ii. 100 block of south royal

iii. 100 block of south asaph

iv. 100 block of south Patrick

v. 100 block of north fayette

If this is hard to do, please let me know, and I will find away to identify these.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, September 30, 2022 5:24 PM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: Old Town BID Data set

Thad – Yeah, took a deeper look. Something is goofy with the data pull. Will get you a new excel next week. Thanks for catching.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:55 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

You don't often get email from thad.wilson@municap.com. [Learn why this is important](#)

Thanks
I will call you at 3 pm
Please send me the best number to use.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, September 30, 2022 12:22 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: Old Town BID Data set

Hi Thad – Sure! I have time after 3p this afternoon if you want to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 12:19 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

You don't often get email from thad.wilson@municap.com. [Learn why this is important](#)

James

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the maps and EXCEL file of parcel data referenced in the email below and within the attachment.

Thank you

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Senior Vice President
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Regards,
Julian

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From: [James Bryant](#)
To: [Michael Smith](#); [Corinna Nowak](#)
Subject: FW: Old Town BID Data set
Date: Tuesday, October 4, 2022 2:08:00 PM

Hey there – See highlighted below. Do this mean anything to you all? Is she talking about the Zoning feature class? I'm confused on what she is talking about.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Sent: Tuesday, October 4, 2022 1:20 PM
To: James Bryant <James.Bryant@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Stephanie Branizor <Stephanie.Branizor@alexandriava.gov>
Subject: RE: Old Town BID Data set

Years ago, there was a map that GIS produced for Zoning that had business names/uses. It was NOT from our data. I assume this is the data Jimmy found?

I think it was kept for the parcel history files to make good decisions regarding the special use permits and perhaps even emergency responses or Cert. of Occupancy. I believe Mike Smith worked with it. At one point we had discussed trying to reconcile it to our data, but since our offices had two different purposes, it was a bigger project than we could take on at the time.

If that is still being maintained, that would be a far superior resource to get to the heart of how properties are actually being used than our parcel data.

Annwyn B. Milnes
Appraiser Supervisor
703.746.4166

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 4, 2022 10:31 AM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Stephanie Branizor <Stephanie.Branizor@alexandriava.gov>
Subject: RE: Old Town BID Data set

Sounds good. Doing a quick analysis with our GIS data it seems that for the BID area we hit 12 different zoning codes. Not sure how help these will be?

- CD – Commercial Downtown

- CL – Commercial Low
- KR - King Street Retail
- OC – Office Commercial
- OCH – Office Commercial High
- OCM(50) – Office Commercial Medium
- POS – Public Open Space
- RB – Residential TH
- RC – Residential High Density Apts
- RM – Residential TH
- W-1 – Waterfront Mixed Use
- WPR – Waterfront Park/Rec

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, October 4, 2022 10:22 AM
To: James Bryant <James.Bryant@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Stephanie Branizor <Stephanie.Branizor@alexandriava.gov>
Subject: RE: Old Town BID Data set
Importance: High

The latter, Jimmy (highlighted). Annwynn/Stephanie, anything to add?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 4, 2022 10:19 AM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Hi All – I have some a question on the zoning data. So there two zoning data points. The first comes from the real estate which is in the parcel data. **Then we have a zoning GIS feature class that has zoning information**. Which of these two zoning data sources do we want to use?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, October 4, 2022 10:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Thad. As described to me, there are actually two different codes maintained by Zoning. One is the traditional Zoning classification. The other is a descriptor of the actual use of the property. I've asked Jimmy to try to pull the latter for you.

Kevin

Kevin C. Greenlief, Assistant Director
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City of Alexandria, Virginia

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From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 4, 2022 10:03 AM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – thank you and others very much for your help here.

I believe that you are correctly focused on the “use” of the parcel. I believe that some sort of relatively accurate City coding of “use” (as opposed to zoning) could potentially be a key determinant in whether the parcel of real property is included in the BID (or not), or potentially

whether the parcel of real property is billed the BID fee in any given year.

A pure “zoning” coding could potentially work, but I suspect that would be complicated in many ways – could be worth a discussion, as needed.

Thank you again

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, October 4, 2022 9:56 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Subject: FW: Old Town BID Data set

Thad, Jimmy’s going to reach out to our Zoning folks and see if he can incorporate their property use code into your spreadsheet.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 4:25 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; thad.wilson@municap.com; Tony LaColla <anthony.lacolla@alexandriava.gov>
Cc: Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Stephanie Branizor <Stephanie.Branizor@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Kevin – Pardon my ignorance here. In the example I provided we had two records each with the same account number. One was classified as general commercial and the other apartment. So

for the BID purposes we would exclude the 310 (apt) and keep the 400 (gen commercial). Or am I missing something?

Sure I can check with PZ.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 4:12 PM
To: James Bryant <James.Bryant@alexandriava.gov>; thad.wilson@municap.com; Tony LaColla <anthony.lacolla@alexandriava.gov>
Cc: Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Stephanie Branizor <Stephanie.Branizor@alexandriava.gov>
Subject: RE: Old Town BID Data set
Importance: High

Jimmy, these data elements are indeed from our CAMA.

Thad, for a number of reasons, Annwyn thinks that our Real Estate Land Use Codes may not be the best indicator for BID purposes. For example, the Land Use Code may represent the Highest and Best use for valuation purposes, rather than the actual use. As I suggested, mixed use buildings present another problem. Apartments are also coded as commercial properties.

Jimmy, our Real Estate folks think that the Zoning Department's Use Codes may be more appropriate. It's our understanding that Zoning maintains this descriptor at the parcel level for every property (these are Use codes, not Zoning codes).

Can you check with Planning & Zoning and see if you can populate a column in Thad's spreadsheet for each property, pulling in Zoning's Use code? I'm looping in Tony LaColla.

Thanks.

Kevin

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Revenue Division, Department of Finance
City of Alexandria, Virginia

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Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

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Regards,
Julian

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Assistant City Manager for Public-Private Partnerships
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Direct: 703.746.3710
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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Wednesday, October 5, 2022 2:53:44 PM
Attachments: [GIS_REALESTATE_SEARCH.xlsx](#)
[image001.png](#)

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

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To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

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Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC., | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

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Items in this folder include:

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- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Wednesday, October 5, 2022 3:14:00 PM
Attachments: [image001.png](#)

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510 #N/A
10733500 #N/A
11992500 #N/A
50307510 #N/A
50412810 #N/A
50631890 #N/A
50686380 #N/A
12732500 #N/A
50459710 #N/A
11382000 #N/A
50210500 #N/A
11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A

60035060 #N/A
10741000 #N/A
50308910 #N/A
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60034990 #N/A
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Jimmy Bryant
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ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

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Assistant City Manager for Public-Private Partnerships
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To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Wednesday, October 5, 2022 3:28:00 PM
Attachments: [image001.png](#)

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
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11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
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11336000	#N/A

12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

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Please find attached. It includes prior mixed used accounts as well.

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Technology Program Manager
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10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
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10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

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Kevin

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Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)

1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
 - Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Wednesday, October 5, 2022 4:08:18 PM
Attachments: [GIS_REALESTATE_SEARCH_LandOnly.xlsx](#)
[image001.png](#)

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
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Let me check.

Thanks!

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To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A

11382000 #N/A
50210500 #N/A
11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
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thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

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- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Wednesday, October 5, 2022 4:09:00 PM
Attachments: [image001.png](#)

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these

classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A
11397000	#N/A
11831750	#N/A
10612500	#N/A
10613000	#N/A
50582210	#N/A
11503500	#N/A
12638025	#N/A
12618500	#N/A
50591640	#N/A
50414600	#N/A
10241500	#N/A
10094500	#N/A
10343500	#N/A
11597500	#N/A
60031080	#N/A
60031070	#N/A
60031090	#N/A
60035000	#N/A
12718500	#N/A
60009240	#N/A
60035040	#N/A
12044020	#N/A
60035010	#N/A
60009250	#N/A
60035050	#N/A
60035060	#N/A
10741000	#N/A
50308910	#N/A
60035030	#N/A
60034990	#N/A
60009230	#N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of

the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Muncipal to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this

area. "ALL" are the other non-front facing parcels within this area.

- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, October 5, 2022 4:56:00 PM
Attachments: [BIDList_1052022.xlsx](#)

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, October 5, 2022 5:06:00 PM

Yep. Also, the exemption column matches the PDF page 4 with the codes and yellow highlights that was sent previously.

There are two zoning fields. The "Zoning" field was manually entered by real estate staff (there may be blanks), the Zoning GIS field was populated using our GIS zoning data.

Just for clarity, this excel supersedes the previous.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 5:02 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Is the data in Column G and H the same land use code in the prior file?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, October 11, 2022 9:41:00 AM

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM

To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Tuesday, October 18, 2022 11:23:00 AM
Attachments: [image001.png](#)

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

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Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

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Let me check.

Thanks!

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Technology Program Manager
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703-746-3022

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Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

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12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A

11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
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Jimmy Bryant
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Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

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Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse

that one or do you think it has updates?

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Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

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Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

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To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
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Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
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ITS – City of Alexandria

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Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

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10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
 Principal GIS Analyst
 ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
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Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID).

Working with GIS, Jimmy created the attached spreadsheet for Muncipal to use. Thad Wilson with Muncipal is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

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Revenue Division, Department of Finance
City of Alexandria, Virginia

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[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Muncipal to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:

- a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

Privileged & Confidential Communication

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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Tuesday, October 18, 2022 1:44:36 PM
Attachments: [GISRealEstateSearch_10182022.xlsx](#)
[image001.png](#)

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
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Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
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ITS – City of Alexandria

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Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC., | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Tuesday, October 18, 2022 2:20:00 PM
Attachments: [image001.png](#)

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510 #N/A
10733500 #N/A
11992500 #N/A
50307510 #N/A

50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A
11397000	#N/A
11831750	#N/A
10612500	#N/A
10613000	#N/A
50582210	#N/A
11503500	#N/A
12638025	#N/A
12618500	#N/A
50591640	#N/A
50414600	#N/A
10241500	#N/A
10094500	#N/A
10343500	#N/A
11597500	#N/A
60031080	#N/A
60031070	#N/A
60031090	#N/A
60035000	#N/A
12718500	#N/A
60009240	#N/A
60035040	#N/A
12044020	#N/A
60035010	#N/A
60009250	#N/A
60035050	#N/A
60035060	#N/A
10741000	#N/A
50308910	#N/A
60035030	#N/A
60034990	#N/A
60009230	#N/A

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
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[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

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City of Alexandria, Virginia

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

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ITS – City of Alexandria

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Annwyn,

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Subject: FW: Old Town BID Data set

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Thank you

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

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Good Morning Thad, Emily, Keenan -

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 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
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 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
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- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

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- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
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 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, October 18, 2022 2:25:00 PM
Attachments: [BIDList_1052022_SideStUpdates.xlsx](#)

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, October 19, 2022 5:05:06 PM

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
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Sent: Monday, October 10, 2022 7:57 AM
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Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

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Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 20, 2022 8:01:34 AM

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 20, 2022 8:04:08 AM

Great - thanks

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 20, 2022 8:05:47 AM

You're invited to Check in Thursday, October 20, 2022 10:00 am - 10:15 am

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDI3NzFkMzMtNmRiYi00OTRILWJmYTgtNDIzMDJjZTgzYjUz%40thread.v2/0?context=%7b%22Tid%22%3a%22feaa9b31-4375-4aee-adcc-c76ad32a890b%22%2c%22Oid%22%3a%22f8a46609-f654-40ca-9584-b83dac488de6%22%7d Tap on the link or paste it in a browser to join.

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From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 8:03:57 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 20, 2022 8:42:57 AM

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Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're invited to Check in Thursday, October 20, 2022 10:00 am - 10:15 am
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDI3NzFkMzMtNmRiYi00OTRlLWJmYTgtNDIzMDJjZTgzYjUz%40thread.v2/0?context=%7b%22Tid%22%3a%22feaa9b31-4375-4aee-adcc-c76ad32a890b%22%2c%22Oid%22%3a%22f8a46609-f654-40ca-9584-b83dac488de6%22%7d Tap on the link or paste it in a browser to join.

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 8:03:57 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Great - thanks

Thank you

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Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
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To: [James Bryant](#)
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Date: Thursday, October 20, 2022 9:59:37 AM

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Friday, October 21, 2022 3:19:00 PM
Attachments: [BIDList_1052022_SideStUpdates_Frontage.xlsx](#)

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See column 'FRONTAGE':

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To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, October 25, 2022 10:45:42 AM

Thanks

This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

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Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

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Sent: Wednesday, October 5, 2022 4:57 PM
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-----Original Appointment-----

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Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, October 25, 2022 11:03:00 AM

Sure. I have some time now.

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ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 27, 2022 10:49:51 AM

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To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 27, 2022 11:02:00 AM
Attachments: [BID.pdf](#)

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

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Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

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Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 27, 2022 1:01:00 PM

Sure. I'm free now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
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Can I call you to talk about the map?

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Principal GIS Analyst
ITS – City of Alexandria

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Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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ITS – City of Alexandria

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 27, 2022 1:51:00 PM
Attachments: [BID Markup.pdf](#)

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

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ITS – City of Alexandria

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[+1.929-346-7084,,51637595#](#) United States, New York City

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source.**

From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Thursday, October 27, 2022 2:55:00 PM
Attachments: [image001.png](#)

Hi Tareq – Got a few more. I’m hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900

50304660
12700000
12703000
12702500

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From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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Thank you sir

Jimmy Bryant
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From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
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Enterprise Business Systems Support Division (EBSS)
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City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

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11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A

60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
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Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

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Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

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Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

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Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
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10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
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10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:19 PM

To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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Alexandria, VA 22314

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From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: [\(704\) 837 4330](tel:704-837-4330) | CELL: [\(704\) 914 6411](tel:704-914-6411)
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Muncipal to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios,

street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Thursday, October 27, 2022 3:08:09 PM
Attachments: [GISRealestate_search_1027.xlsx](#)
[image001.png](#)

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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Thanks!

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Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
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City of Alexandria, Virginia
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

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From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
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ITS – City of Alexandria

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Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

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10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:19 PM

To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Cc: thad.wilson@municipal.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Annwyn,

Municipal is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municipal to use. Thad Wilson with Municipal is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.

- b. The remainder of the T would stretch all of the way up to King Street Metro.
- c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
- 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
 - Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, October 27, 2022 4:28:00 PM
Attachments: [Map_Updated.pdf](#)
[BIDList_1052022_SideStUpdates_Frontage_Update.xlsx](#)

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 20, 2022 9:59 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Thursday, October 20, 2022 8:02 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 19, 2022 5:04:58 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Thursday, October 27, 2022 4:28:00 PM
Attachments: [image001.png](#)

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO
50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)

Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A

11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM

To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, September 30, 2022 2:40 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: [\(704\) 837 4330](tel:704-837-4330) | CELL: [\(704\) 914 6411](tel:704-914-6411)
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run

funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Friday, October 28, 2022 2:19:00 PM
Attachments: [Map Updated II.pdf](#)

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>

Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Friday, October 21, 2022 3:19 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':

I = equates to (i) below

II = equates to (ii) below

III = equates to (iii) below

Specific ST Names = equates to (iv) below

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 20, 2022 9:59 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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source.**

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, November 1, 2022 1:40:00 PM

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we

may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Tuesday, November 1, 2022 2:06:00 PM
Attachments: [image001.png](#)

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510 #N/A

10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A
11397000	#N/A
11831750	#N/A
10612500	#N/A
10613000	#N/A
50582210	#N/A
11503500	#N/A
12638025	#N/A
12618500	#N/A
50591640	#N/A
50414600	#N/A
10241500	#N/A
10094500	#N/A
10343500	#N/A
11597500	#N/A
60031080	#N/A
60031070	#N/A
60031090	#N/A
60035000	#N/A
12718500	#N/A
60009240	#N/A
60035040	#N/A
12044020	#N/A
60035010	#N/A
60009250	#N/A
60035050	#N/A
60035060	#N/A
10741000	#N/A
50308910	#N/A
60035030	#N/A
60034990	#N/A
60009230	#N/A

ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC., | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
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 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Wednesday, November 2, 2022 9:08:24 AM
Attachments: [GISRealestate_search_1102.xlsx](#)
[image001.png](#)

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)

Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO
50304340
50304560
50304580
12700500
50304590
12701610

50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510 #N/A
10733500 #N/A
11992500 #N/A
50307510 #N/A
50412810 #N/A
50631890 #N/A
50686380 #N/A
12732500 #N/A
50459710 #N/A
11382000 #N/A
50210500 #N/A
11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A

60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:42 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 3, 2022 1:40 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:39 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance

City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

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 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
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- Excel of the BID data

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 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, November 2, 2022 2:33:00 PM

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

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Can I call you to talk about the map?

Thank you

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Do you foresee any additional changes coming down the pike with this data? Just curious.

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Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

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thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, October 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

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Sent: Tuesday, October 25, 2022 10:46 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

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See column 'FRONTAGE':
I = equates to (i) below
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Specific ST Names = equates to (iv) below

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Will refer to language below when we speak

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Thank you

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Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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DO NOT CLICK any links or download attachments unless the contents are from a trusted
source.**

From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, November 2, 2022 2:56:19 PM
Attachments: [GIS Parcel Viewer - City of Alexandria, VA.pdf](#)

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On “side street” Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

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Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, October 18, 2022 2:26 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant

Sent: Tuesday, October 11, 2022 9:41 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Monday, October 10, 2022 8:24 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

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From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

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Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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source.**

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, November 2, 2022 3:36:08 PM

Sounds good. Thanks. How does 11a tomorrow sound? I'll send a teams meeting if that works.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:55 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
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MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

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Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':

I = equates to (i) below

II = equates to (ii) below

III = equates to (iii) below

Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

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Thank you

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thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

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To: James Bryant <James.Bryant@alexandriava.gov>
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Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

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Sent: Monday, October 10, 2022 7:57 AM

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Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

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Sent: Monday, October 10, 2022 7:49:04 AM

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Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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thad.wilson@municap.com

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Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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MUNICIPAL INC. - PUBLIC FINANCE -
OFFICE: (764) 837 4330 | CELL: (764) 934 6411
that.wilson@manicap.com *mailto:that.wilson@manicap.com*

From: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Sent: Thursday, October 28, 2022 11:58 AM
To: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

Sure, I have some time now.

James Bryant
Principal GIS Analyst
ITS - City of Alexandria

From: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Sent: Thursday, October 28, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

Thanks

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Thank you

That Wilson
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OFFICE: (764) 837 4330 | CELL: (764) 934 6411
that.wilson@manicap.com *mailto:that.wilson@manicap.com*

From: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Sent: Thursday, October 28, 2022 11:07 AM
To: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

That - See attached for updated sheet. Questions let me know.

See column "FRONTAGE":
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

James Bryant
Principal GIS Analyst
ITS - City of Alexandria

From: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Sent: Thursday, October 28, 2022 11:07 AM
To: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Mass, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

That Wilson
Senior Vice President
MUNICIPAL INC. - PUBLIC FINANCE -
OFFICE: (764) 837 4330 | CELL: (764) 934 6411
that.wilson@manicap.com *mailto:that.wilson@manicap.com*

From: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Sent: Thursday, October 28, 2022 8:02 AM
To: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

You're welcome That

Ho works, I can setup a meeting so we can screen share

James Bryant - ITS

From: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Sent: Wednesday, October 19, 2022 1:04:48 PM
To: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

James

Thanks again for new file as fast as that. This work.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

That Wilson
Senior Vice President
MUNICIPAL INC. - PUBLIC FINANCE -
OFFICE: (764) 837 4330 | CELL: (764) 934 6411
that.wilson@manicap.com *mailto:that.wilson@manicap.com*

From: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Sent: Thursday, October 19, 2022 2:28 PM
To: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

That - See attached for updated spreadsheet. See the last column for the updated side street. The new union parcels are also included. Questions let me know.

James Bryant
Principal GIS Analyst
ITS - City of Alexandria

From: James Bryant
Sent: Thursday, October 11, 2022 9:41 AM
To: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

GoChs. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If not, want to send me a few images? I can setup the teams meeting for us.

James Bryant
Principal GIS Analyst
ITS - City of Alexandria

From: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Cc: Kevin Goodrich <Kevin.Goodrich@alexandriava.gov *mailto:Kevin.Goodrich@alexandriava.gov*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column 'Y' in the most recent file (which gives an indication of the parcels on the 5 other streets and Union)

Let's talk it over when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

That Wilson
Senior Vice President
MUNICIPAL INC. - PUBLIC FINANCE -
OFFICE: (764) 837 4330 | CELL: (764) 934 6411
that.wilson@manicap.com *mailto:that.wilson@manicap.com*

From: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Sent: Monday, October 10, 2022 7:53 AM
To: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Cc: Kevin Goodrich <Kevin.Goodrich@alexandriava.gov *mailto:Kevin.Goodrich@alexandriava.gov*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

Morning That - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

James Bryant - ITS

From: That Wilson <that.wilson@manicap.com *mailto:that.wilson@manicap.com*>
Sent: Monday, October 10, 2022 7:40:04 AM
To: James Bryant <James.Bryant@alexandriava.gov *mailto:James.Bryant@alexandriava.gov*>
Cc: Kevin Goodrich <Kevin.Goodrich@alexandriava.gov *mailto:Kevin.Goodrich@alexandriava.gov*>
Subject: RE: [EXTERNAL]BJED - call to discuss use codes of parcels

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, November 3, 2022 11:17:00 AM
Attachments: [Map Updated III.pdf](#)

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group’s intentions for the western end of King Street - considering Diagonal, Dangerfield and the “turn of Cameron” as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On “side street” Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson

Senior Vice President

MUNICIPAL, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback

from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Microsoft Teams meeting

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Thursday, November 3, 2022 11:19:00 AM
Attachments: [image001.png](#)

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Tuesday, October 18, 2022 1:44 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, October 18, 2022 11:23 AM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?

Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant

Sent: Wednesday, October 5, 2022 4:09 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A

50686380 #N/A
12732500 #N/A
50459710 #N/A
11382000 #N/A
50210500 #N/A
11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan

Technology Program Manager

Enterprise Business Systems Support Division (EBSS)

Information Technology Services

City of Alexandria, Virginia

703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 03, 2022 3:47 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Monday, October 3, 2022 2:17 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:42 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director

Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC., | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, November 3, 2022 12:06:52 PM

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street,

between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right hand side, under the “Proposed Area” indication, please add in the

following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of

the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You're welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst

From: Thad Wilson <thad.wilson@unicap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@unicap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@unicap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@unicap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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source.**

From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Thursday, November 3, 2022 12:48:03 PM
Attachments: [GISRealestate_search_1103.xlsx](#)
[image001.png](#)

Please find attached. Can't find the account 50631120 in the database.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 03, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I’m hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660

12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Wednesday, October 05, 2022 3:14 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510 #N/A
10733500 #N/A
11992500 #N/A
50307510 #N/A
50412810 #N/A
50631890 #N/A
50686380 #N/A
12732500 #N/A
50459710 #N/A
11382000 #N/A
50210500 #N/A
11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A

12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue

[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Muncipal to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#); [Kevin Greenlief](#)
Subject: RE: Sales taxes?
Date: Monday, November 7, 2022 8:25:00 AM
Attachments: [BIDList_1052022_SideStUpdates_Frontage_Update3.xlsx](#)

Hi Thad – See attached for updated excel.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Saturday, November 5, 2022 4:01 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Sales taxes?

Kevin – thanks. We will get you a spreadsheet.

Jimmy – thank you for sending the revised map on Thursday. At your convenience, no rush, sometime this coming week, please send me the updated EXCEL file with the additional parcels.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, November 4, 2022 5:09 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Scott Shaw <sshaw@alexrestpart.com>; Thad Wilson <thad.wilson@municap.com>; James Bryant <James.Bryant@alexandriava.gov>
Cc: Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Rutherford Amy <amy@redbarnmercantile.com>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: RE: Sales taxes?

Unfortunately, this will be a manual process to research. Our business tax base is a separate proprietary system from Real Estate, although I'll check with ITS to see if there's anyway to automate the analysis (I'm not optimistic).

Thad, we'd have to query our business tax base by address. If you or Jimmy can send me a spreadsheet with the address for each parcel in the proposed district, I'll look into this further.

Thanks.

Kevin

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Friday, November 4, 2022 4:59 PM
To: Scott Shaw <sshaw@alexrestpart.com>; Thad Wilson <thad.wilson@municap.com>
Cc: Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Rutherford Amy <amy@redbarnmercantile.com>; Stephanie Landrum <landrum@alexandriaecon.org>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE:Sales taxes?

Scott –

Just to confirm – you want the latest annual total retail and restaurant sales tax numbers? I have looped Kevin into this conversation. I know Thad has been working with Jimmy on our team to create the district and the boundaries have changed a bit over the last few days. I think he would be able to coordinate with Kevin to see how long it might take us to send you that information.

Thanks,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: 703.746.3710
www.alexandriava.gov

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From: Scott Shaw <sshaw@alexrestpart.com>
Sent: Friday, November 4, 2022 2:48 PM
To: Julian Gonsalves <julian.gonsalves@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Cc: Charlotte Hall (DPI Contact) <charlotte.hall@oldtownbusiness.org>; Rutherford Amy <amy@redbarnmercantile.com>; Stephanie Landrum <landrum@alexandriaecon.org>
Subject: Sales taxes?

Can we get total retail and restaurant sales taxes annually in the proposed district? Part of argument had to be to protect and grow this tax base.

Thanks

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Monday, November 14, 2022 8:34:00 AM

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On “side street” Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM

To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Friday, October 21, 2022 3:19 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':

I = equates to (i) below

II = equates to (ii) below

III = equates to (iii) below

Specific ST Names = equates to (iv) below

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 20, 2022 9:59 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst

ITS – City of Alexandria

From: James Bryant

Sent: Tuesday, October 11, 2022 9:41 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Monday, October 10, 2022 8:24 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 10, 2022 7:57 AM

To: Thad Wilson <thad.wilson@municap.com>

Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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Passcode: F4xDkG

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source.**

From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Monday, November 14, 2022 2:20:00 PM
Attachments: [image001.png](#)

Hey Tareq – Got another bunch:

ACCOUNTNO

50590630
50590620
50590640
50590610
50590600
50685710
10610000
10610500
10611000
10247000
10246500
50621100
50621110
50590650
10611500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
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50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
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50668430
50668440
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50668460
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50668480

50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
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Jimmy Bryant
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From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
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Thank you

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ITS – City of Alexandria

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Here you go.

Thanks!

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Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
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703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

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Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A
11397000	#N/A
11831750	#N/A
10612500	#N/A
10613000	#N/A
50582210	#N/A
11503500	#N/A
12638025	#N/A
12618500	#N/A

50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax

- ii. 100 block of south royal
- iii. 100 block of south asaph
- iv. 100 block of south Patrick
- v. 100 block of north fayette

3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street

- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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This message may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Monday, November 14, 2022 3:17:54 PM
Attachments: [GISRealestate_search_1114.xlsx](#)
[image001.png](#)

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

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Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

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Principal GIS Analyst
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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
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To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

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Principal GIS Analyst
ITS – City of Alexandria

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To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager

Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A

50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
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50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:19 PM

To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, September 30, 2022 2:40 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request

from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Monday, November 14, 2022 3:29:00 PM
Attachments: [image001.png](#)

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, November 14, 2022 3:18 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hey Tareq – Got another bunch:

ACCOUNTNO
50590630
50590620
50590640
50590610
50590600
50685710
10610000
10610500
10611000
10247000
10246500
50621100
50621110
50590650
10611500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910

50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

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Principal GIS Analyst
ITS – City of Alexandria

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Let me check.

Thanks!

Tareq Hassan
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Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

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Subject: RE: Old Town BID Data set

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11382000	#N/A
50210500	#N/A

11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
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11336000 #N/A
12630500 #N/A
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11397000 #N/A
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10613000 #N/A
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11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
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10741000 #N/A
50308910 #N/A
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60034990 #N/A
60009230 #N/A

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Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

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Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700

Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC., | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Monday, November 14, 2022 3:40:00 PM
Attachments: [BIDList_1052022_SideStUpdates_Frontage_Update4.xlsx](#)
[Map_Updated_IV.pdf](#)

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the

parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this

information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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source.**

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, November 30, 2022 9:29:00 AM
Attachments: [Map Updated IV Note.pdf](#)

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be**

billed the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.
:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of

the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say

when we can talk.

Thank you

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

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source.**

From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, November 30, 2022 6:23:37 PM

Thanks

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:29:31 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street,

between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 27, 2022 1:01 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Thursday, October 27, 2022 11:02 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 27, 2022 10:50 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.
:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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source.**

From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, February 8, 2023 11:08:07 PM
Attachments: [Map_Updated_IV_Note.pdf](#)

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:

Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:

The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISSD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis, ….”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be**

billed the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.
:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of

the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say

when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Microsoft Teams meeting

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source.**

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Thursday, February 9, 2023 9:08:00 AM
Attachments: [Exhibit B.pdf](#)

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement

Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Monday, November 14, 2022 12:00 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, November 14, 2022 8:35 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, November 11, 2022 10:03 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street

between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right hand side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM

To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets,

north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, February 14, 2023 5:16:26 PM
Attachments: [Exhibit B.pdf](#)
[Old Town Partnership Map Updated Nov 14 2022.pdf](#)

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>

Sent: Tuesday, November 29, 2022 8:54 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis, ….”

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, November 14, 2022 3:40 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Monday, November 14, 2022 12:00 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at

its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On “side street” Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add

those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of

property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, February 14, 2023 6:13:00 PM
Attachments: [ExhibitB_2142023.pdf](#)

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis, …..”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, November 14, 2022 8:35 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, November 11, 2022 10:03 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g.,

churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, February 14, 2023 7:04:15 PM

Thank you very much

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 14, 2023 6:13 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I

think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King

Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.
:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the

parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this

information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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source.**

From: [Thad Wilson](#)
To: [James Bryant](#)
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Tuesday, February 14, 2023 7:49:13 PM

Thank you very much for very fast reply.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 14, 2023 6:13 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I

think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King

Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the

parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this

information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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source.**

From: [James Bryant](#)
To: [Thad Wilson](#)
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels
Date: Wednesday, February 15, 2023 8:15:19 AM

You're welcome. Apologies on the mix up

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 7:48:55 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thank you very much for very fast reply.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 14, 2023 6:13 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated

below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:

Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:

The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the

Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis, …..”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On “side street” Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Tuesday, October 25, 2022 10:46 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Friday, October 21, 2022 3:19 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':

I = equates to (i) below

II = equates to (ii) below

III = equates to (iii) below

Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 20, 2022 9:59 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Thursday, October 20, 2022 8:02 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 19, 2022 5:04:58 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson

Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Friday, March 10, 2023 8:46:00 AM
Attachments: [BID310.xls](#)
[image001.png](#)

Morning Tareq – When you get a chance, can you provide another BID export like before? Attached are the account numbers. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: James Bryant
Sent: Monday, November 14, 2022 3:30 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, November 14, 2022 3:18 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hey Tareq – Got another bunch:

ACCOUNTNO
50590630
50590620
50590640
50590610
50590600
50685710
10610000
10610500
10611000
10247000
10246500
50621100
50621110

50590650
10611500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services

City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700

50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these

classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A
11397000	#N/A
11831750	#N/A
10612500	#N/A
10613000	#N/A
50582210	#N/A
11503500	#N/A
12638025	#N/A
12618500	#N/A
50591640	#N/A
50414600	#N/A
10241500	#N/A
10094500	#N/A
10343500	#N/A
11597500	#N/A
60031080	#N/A
60031070	#N/A
60031090	#N/A
60035000	#N/A
12718500	#N/A
60009240	#N/A
60035040	#N/A
12044020	#N/A
60035010	#N/A
60009250	#N/A
60035050	#N/A
60035060	#N/A
10741000	#N/A
50308910	#N/A
60035030	#N/A
60034990	#N/A
60009230	#N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of

the uses. See yellow below for an example.

A	L	M	N	O	P
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
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area. "ALL" are the other non-front facing parcels within this area.

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 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: Re: Old Town BID Data set
Date: Friday, March 10, 2023 10:13:01 AM
Attachments: [image001.png](#)
[GISRealestateSearch.xlsx](#)

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 10, 2023 8:46 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – When you get a chance, can you provide another BID export like before? Attached are the account numbers. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: James Bryant
Sent: Monday, November 14, 2022 3:30 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, November 14, 2022 3:18 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hey Tareq – Got another bunch:

ACCOUNTNO

50590630
50590620
50590640
50590610
50590600
50685710
10610000
10610500
10611000
10247000
10246500
50621100
50621110
50590650
10611500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I’m hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO
50304340
50304560

50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A
11342000	#N/A
50613680	#N/A
50298110	#N/A
10247000	#N/A
11397000	#N/A
11831750	#N/A
10612500	#N/A
10613000	#N/A
50582210	#N/A
11503500	#N/A
12638025	#N/A
12618500	#N/A
50591640	#N/A
50414600	#N/A
10241500	#N/A

10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:42 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 3, 2022 1:40 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:39 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
 Revenue Division, Department of Finance
 City of Alexandria, Virginia

301 King Street, Suite 1700
 Alexandria, VA 22314
www.alexandriava.gov/Revenue
 703-746-3962 (office)
 703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
 Principal GIS Analyst
 ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
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From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
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Kevin

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Thank you

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Muncipal to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

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 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

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- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Friday, March 10, 2023 11:41:00 AM
Attachments: [image001.png](#)

Tareq – You may have to scroll up on that excel there should be 800+ account numbers.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Friday, March 10, 2023 10:13 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan

Technology Program Manager

Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 10, 2023 8:46 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – When you get a chance, can you provide another BID export like before? Attached are the account numbers. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: James Bryant
Sent: Monday, November 14, 2022 3:30 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, November 14, 2022 3:18 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hey Tareq – Got another bunch:

ACCOUNTNO
50590630
50590620
50590640
50590610
50590600
50685710
10610000
10610500
10611000
10247000
10246500
50621100
50621110
50590650
10611500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450

50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services

City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 11:23 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?
Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Wednesday, October 5, 2022 4:09 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Wednesday, October 5, 2022 3:23 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Wednesday, October 05, 2022 3:14 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A
10229000	#N/A
10241000	#N/A
50252600	#N/A
10240500	#N/A
50046500	#N/A
11379525	#N/A
12642600	#N/A
12659000	#N/A
50046000	#N/A
11336000	#N/A
12630500	#N/A
50413700	#N/A

11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all

the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@unicap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
 Revenue Division, Department of Finance
 City of Alexandria, Virginia

301 King Street, Suite 1700
 Alexandria, VA 22314
www.alexandriava.gov/Revenue
 703-746-3962 (office)
 703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
 Principal GIS Analyst
 ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)

1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>

2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette

3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street

- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

Privileged & Confidential Communication

This message may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: RE: Old Town BID Data set
Date: Monday, March 13, 2023 8:57:55 AM
Attachments: [GISRealestateSearch.xlsx](#)
[image001.png](#)

Please find attached.

Thanks!

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 10, 2023 11:41 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – You may have to scroll up on that excel there should be 800+ account numbers.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Friday, March 10, 2023 10:13 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan

Technology Program Manager

Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 10, 2023 8:46 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – When you get a chance, can you provide another BID export like before? Attached are the account numbers. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: James Bryant
Sent: Monday, November 14, 2022 3:30 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
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Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

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To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hey Tareq – Got another bunch:

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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

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Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
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50656920
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50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Tuesday, October 18, 2022 1:44 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan

Technology Program Manager

Enterprise Business Systems Support Division (EBSS)

Information Technology Services

City of Alexandria, Virginia

703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, October 18, 2022 11:23 AM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?

Thanks!

ACCOUNTNO

50304340

50304560

50304580

12700500

50304590

12701610

50304570

50304550

50324910

50304350

50324900

50304660

12700000

12703000

12702500

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: James Bryant

Sent: Wednesday, October 5, 2022 4:09 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Wednesday, October 5, 2022 4:08 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A
50686380	#N/A
12732500	#N/A
50459710	#N/A
11382000	#N/A
50210500	#N/A
11487510	#N/A
11487000	#N/A
11994540	#N/A
10347500	#N/A
11498500	#N/A
11993000	#N/A
12767000	#N/A
50631870	#N/A
12733000	#N/A

10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)

Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 03, 2022 3:47 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, October 3, 2022 2:17 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:42 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Cc: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 3, 2022 1:40 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Kevin – I’m not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:39 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you’re reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 3, 2022 1:33 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>

Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>

Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>
Sent: Thursday, August 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>
Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. "FRNT" corresponds to parcels that face the key streets within this area. "ALL" are the other non-front facing parcels within this area.
- Other Filters
 - **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
 - **MULTIPLE** – If yes, then these are parcels that have multiple uses
 - **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value (F_IMPCYR + F_LANDCYR = F_TOTCYR)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Kevin Greenlief](#); [Thad Wilson](#)
Subject: RE: BID - call to discuss use codes of parcels
Date: Monday, March 13, 2023 11:59:21 AM
Attachments: [image001.png](#)

Hi Kevin & Thad – Finally got the updated information. I do have a question, see below. I will add the LU_exempt field. Do we still need these other fields?

U	V	W	X	Y	Z	AA	AB
ZONING	KSR	T	TPLUS	GIS_ZONING	LU_EXEM	SIDEST_UPDATED	FRONTAGE
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	FRNT	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD	YES	100 N HENRY	100 N HENRY

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, February 28, 2023 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks, Jimmy!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 28, 2023 12:10 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>

Subject: Re: BID - call to discuss use codes of parcels

Hi All - Sorry for the delay, we have folks QC'ing the parcel data on our end. Waiting for that to wrap up then I'll send over an updated excel.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 3:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@unicap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Account numbers could have changed when Real Estate opened the 2023 file (breakdowns, consolidations), etc. My understanding is the prior excel sheet was 2022 data.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, February 17, 2023 3:04 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@unicap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin – Have any of the account numbers changed? Are we trying to update the excel sheet that was sent out previously?

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@unicap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis

Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>

Subject: FW: BID - call to discuss use codes of parcels

Importance: High

Hi Jimmy,

Our 2023 Real Estate file is now public. Can you please pull another list of all parcels within the attached BID boundary for 2023 from our CAMA system?

Thanks!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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Alexandria, VA 22314
www.alexandriava.gov/Revenue
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703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, February 17, 2023 2:49 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: FW: BID - call to discuss use codes of parcels

Latest map

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, February 14, 2023 6:13 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS

703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the

Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis, …..”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM

To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right hand side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: RE: Old Town BID Data set
Date: Monday, March 13, 2023 1:48:00 PM
Attachments: [image001.png](#)

Thank you

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, March 13, 2023 8:58 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 10, 2023 11:41 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Tareq – You may have to scroll up on that excel there should be 800+ account numbers.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Friday, March 10, 2023 10:13 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan

Technology Program Manager

Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 10, 2023 8:46 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Morning Tareq – When you get a chance, can you provide another BID export like before? Attached are the account numbers. Thanks!

Jimmy Bryant

Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: James Bryant
Sent: Monday, November 14, 2022 3:30 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Monday, November 14, 2022 3:18 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 2:21 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hey Tareq – Got another bunch:

ACCOUNTNO
50590630
50590620
50590640
50590610
50590600
50685710
10610000
10610500
10611000
10247000
10246500
50621100
50621110
50590650
10611500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, November 3, 2022 11:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – They tell me this is it. Thanks again for all your help:

10086000
50474000
50465710
50583300
50583310
50616720
50588740
50588710
50664950
50616700
50631120
50616730
50616740
50623500
50623520
50624440
50624450
50624460
50629170
50639630
50647950
50647960
50668430
50668440
50668450
50668460
50668470
50668480
50668490
50668500
50623510

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, November 2, 2022 9:08 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 01, 2022 2:07 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

A few more
12745570
12745575
50656910
50656920
50656930
50656940
50656950
50656960
50656970
50656980

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Thursday, October 27, 2022 4:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thank you

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Thursday, October 27, 2022 3:07 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Here you go.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 2:56 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi Tareq – Got a few more. I'm hoping this is the last of it:

50304330
12699700
50304600

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 18, 2022 2:21 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thank you!

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Tuesday, October 18, 2022 1:44 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

Please find attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, October 18, 2022 11:23 AM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Morning Tareq – Looks like we have a few more additions. When you get a chance, can you provide the info for these ACCT NUMs?

Thanks!

ACCOUNTNO

50304340
50304560
50304580
12700500
50304590
12701610
50304570
50304550
50324910
50304350
50324900
50304660
12700000
12703000
12702500

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant

Sent: Wednesday, October 5, 2022 4:09 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Thank you sir

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

See attached the rest. Those do not have any improvements on them. Hence fall off my query. Fixed it. One account 60009230 is inactive, so I don't see any data for it.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:28 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks! Initial list contained 1489 account numbers, 1475 of those should be unique.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 3:23 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: Old Town BID Data set

Let me check.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 05, 2022 3:14 PM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks Tareq – I appreciate it. I noticed a few account numbers that were missing from the original list I sent see below. Are these classified something different?

10326510	#N/A
10733500	#N/A
11992500	#N/A
50307510	#N/A
50412810	#N/A
50631890	#N/A

50686380 #N/A
12732500 #N/A
50459710 #N/A
11382000 #N/A
50210500 #N/A
11487510 #N/A
11487000 #N/A
11994540 #N/A
10347500 #N/A
11498500 #N/A
11993000 #N/A
12767000 #N/A
50631870 #N/A
12733000 #N/A
10229000 #N/A
10241000 #N/A
50252600 #N/A
10240500 #N/A
50046500 #N/A
11379525 #N/A
12642600 #N/A
12659000 #N/A
50046000 #N/A
11336000 #N/A
12630500 #N/A
50413700 #N/A
11342000 #N/A
50613680 #N/A
50298110 #N/A
10247000 #N/A
11397000 #N/A
11831750 #N/A
10612500 #N/A
10613000 #N/A
50582210 #N/A
11503500 #N/A
12638025 #N/A
12618500 #N/A
50591640 #N/A
50414600 #N/A
10241500 #N/A
10094500 #N/A
10343500 #N/A
11597500 #N/A
60031080 #N/A
60031070 #N/A
60031090 #N/A
60035000 #N/A
12718500 #N/A
60009240 #N/A
60035040 #N/A
12044020 #N/A
60035010 #N/A
60009250 #N/A
60035050 #N/A
60035060 #N/A
10741000 #N/A
50308910 #N/A
60035030 #N/A
60034990 #N/A
60009230 #N/A

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Wednesday, October 5, 2022 2:53 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: Old Town BID Data set

Hi Jimmy,

Please find attached. It includes prior mixed used accounts as well.

Thanks!

Tareq Hassan

Technology Program Manager

Enterprise Business Systems Support Division (EBSS)

Information Technology Services

City of Alexandria, Virginia

703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, October 03, 2022 3:47 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Subject: RE: Old Town BID Data set

Tareq – I found an issue on the GIS with the list of account numbers I gave you the first time around. Attached is a new list. Would you mind adding the account number, parcel address, land code, land description, property name, LAND_CYR, IMP_CYR, TOT_CYR, and all the ownership information including parcel address like we did last time?

Also, I remember you pulled the multiple use parcels for me, I still have that list from before. That was a citywide list right? Can I reuse that one or do you think it has updates?

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Sent: Monday, October 3, 2022 2:17 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: Re: Old Town BID Data set

Hi Kevin,

I think so. The data I gave Jimmy goes to the City website. I believe CAMA gets data from the same data source as well. Curtis can correct me if I am wrong.

Thanks!

Tareq

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Monday, October 3, 2022 1:42 PM

To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>

Cc: James Bryant <James.Bryant@alexandriava.gov>

Subject: FW: Old Town BID Data set

Tareq, do you know? Is this reading CAMA?

Kevin

Kevin C. Greenlief, Assistant Director

Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Kevin – I'm not sure if we pulled the data from CAMA. I worked with Tareq on getting the data.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:39 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Subject: RE: Old Town BID Data set

Thanks, Jimmy. I assume you're reading our CAMA system? I think the trick will be how to handle BIDS in our RBS billing system for mixed use properties.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
[703-746-3962](tel:703-746-3962) (office)
[703-216-2278](tel:703-216-2278) (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 3, 2022 1:33 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>
Subject: RE: Old Town BID Data set

Hi All – Jumping in on this for a second. For the mixed properties I was able to get the land codes and assessment values for each of the uses. See yellow below for an example.

A	L	M	N	O	P	
ACCOUNTNO	LANDCODE	LANDCODE_DESC	LAND	IMPR	TOTAL	M
10069500	487	OFFICE BUILDINGS	5016000.00	7436000.00	12452000.00	
10072500	470	HOTEL AND MOTEL	4400000.00	8863631.00	13263631.00	
10073000	489	JR OFFICE BUILDING	548018.00	21049.00	569067.00	
10073510	489	JR OFFICE BUILDING	548018.00	156454.00	704472.00	
10074500	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075000	489	JR OFFICE BUILDING	548018.00	156709.00	704727.00	
10075500	489	JR OFFICE BUILDING	613454.00	138902.00	752356.00	
10076000	400	GENERAL COMMERCIAL	437580.00	157386.00	594966.00	
10078500	400	GENERAL COMMERCIAL	966603.00	889575.00	1856178.00	YI
10078500	310	GARDEN APT 3 ST OR <	413457.00	560425.00	973882.00	YI
10079000	802	CONDO MASTER CARDS	0.00	0.00	0.00	

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, October 3, 2022 1:19 PM
To: Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>
Cc: thad.wilson@municap.com; Kendel Taylor <Kendel.Taylor@alexandriava.gov>; David Clark <David.Clark@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: Old Town BID Data set

Annwyn,

Municap is helping the City review the possibility of establishing future Business Improvement Districts (BID). Working with GIS, Jimmy created the attached spreadsheet for Municap to use. Thad Wilson with Municap is interested in the accuracy of our Land Use codes and the frequency with which they are updated.

If they use the Land Use code to determine which properties are included/excluded within a given BID, the question becomes how would we handle mixed use properties. I believe all value components are consolidated and billed to the owner. If residential, for example, were exempt from the BID, we'd presumably need to manually calculate the BID on the commercial value. Any thoughts on how to avoid a manual process?

Thanks for sharing your insight on the accuracy and frequency of our Land Use codes.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, September 30, 2022 2:40 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: Old Town BID Data set

Kevin

Good afternoon. Please let me know if you have a few minutes later today, or Monday, to speak briefly. I am hoping to ask you a few questions on the EXCEL file of parcel data referenced in the email below and within the attachment

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC., | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: Julian Gonsalves <julian.gonsalves@alexandriava.gov>

Sent: Thursday, August 25, 2022 11:04 AM

To: Thad Wilson <thad.wilson@municap.com>; Emily Metzler <emily.metzler@municap.com>; Keenan Rice <keenan.rice@municap.com>

Cc: Stephanie Landrum <landrum@alexandriaecon.org>; James Bryant <James.Bryant@alexandriava.gov>; Bryan Page <Bryan.Page@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: Old Town BID Data set

Good Morning Thad, Emily, Keenan -

In preparation for the kick-off, the City's GIS and Real Estate Assessments teams pulled initial data (see attached) based on the request from the Old Town BID Proponent Group. The proponent group will depend on Municap to help them review and use this to run funding/budget scenarios, plan for outreach and prepare an application.

Items in this folder include:

- Maps of the scenarios including exclusion Code PDF for the Landcodes (eg. residential, tax-exempt, commercial, etc.)
 1. King's St Retail Strategy: #5 on <https://www.alexandriava.gov/sites/default/files/2022-03/City-Master-Plan-Map.pdf> / <https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan>
 2. T scenario:
 - a. Waterfront area as the top of the T - the stretch of the east side of Union Street from Queen to Duke Street, including the BARCA and ADA's restaurants.
 - b. The remainder of the T would stretch all of the way up to King Street Metro.
 - c. Include select side streets, such as:
 - i. 100 block of south Fairfax
 - ii. 100 block of south royal
 - iii. 100 block of south asaph
 - iv. 100 block of south Patrick
 - v. 100 block of north fayette
 3. T+ scenario: T scenario + 300 Cameron Street + 100 blocks of north & south union street
- Excel of the BID data

*** Note if you would like GIS files, we can provide those

Key fields within the BID excel: (the raw data also includes a list of the various buildings that can be excluded based on filters – scenarios, street facing, residential, government, nonprofit, etc.)

- **ACCOUNTNO** – Parcel Account Number
- **BUSINESS NAME** – Business Name
- Any field with **OWN** in the name related to parcel owner information
- Scenarios Filters
 - **KSR** – King Street Retail area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_ORIG** – T area. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
 - **T_PLUS** – T area expanded. Corresponds with the Map. “FRNT” corresponds to parcels that face the key streets within this area. “ALL” are the other non-front facing parcels within this area.
- Other Filters

- **EXEMPT** – If yes, these are non-BID related parcels. This corresponds with the exclusion PDF.
- **MULTIPLE** – If yes, then these are parcels that have multiple uses
- **F_LANDCODE** – Land code
- **F_IMPCYR** – Total improvements value
- **F_LANDCYR** – Total current year land value
- **F_TOTCYR** – Total current year assessment value ($F_IMPCYR + F_LANDCYR = F_TOTCYR$)
- **F_LUDESCR** – Land use code description

Regards,
Julian

Julian J. Gonsalves, CFA, CP3P, LEED AP, ENV SP
Assistant City Manager for Public-Private Partnerships
City of Alexandria, Virginia
Direct: [703.746.3710](tel:703.746.3710)
www.alexandriava.gov

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: Fwd: BID - call to discuss use codes of parcels
Date: Friday, March 17, 2023 7:20:06 AM
Attachments: [image001.png](#)
[BIDList_3132023.xlsx](#)

Morning Tareq- We got a question on the BID pull. The total assessed value field. Should that be a sum of the land & improvement values? Attached seems like the land value & assessed values are the same.

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, March 17, 2023 7:12:47 AM
To: James Bryant <James.Bryant@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Good morning and thank you both.

To confirm, this file matches our latest geographic image of the BID, right? To double check this, can I reverse it, and get a map of these parcels? Or the map that you used to create this list of parcels. I suspect that we are on the same page here, but want to double check our list here.

Column M is slightly confusing to me. I would think that this would equal the sum of the two prior columns, but it appears to simply equal Column K. Is that accurate? I can sum the land and improvement value as needed.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, March 13, 2023 1:49 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi All- Please see attached for updated BID data. Questions let me know.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, March 13, 2023 12:02 PM
To: James Bryant <James.Bryant@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thanks Jimmy, yes, I'd keep everything the same.

Kevin

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, March 13, 2023 11:59 AM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin & Thad – Finally got the updated information. I do have a question, see below. I will add the LU_exempt field. Do we still need these other fields?

U	V	W	X	Y	Z	AA	AB
ZONING	KSR	T	TPLUS	GIS_ZONING	LU_EXEM	SIDEST_UPDATED	FRONTAGE
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	FRNT	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD	YES	100 N HENRY	100 N HENRY

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, February 28, 2023 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks, Jimmy!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

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Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 28, 2023 12:10 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Hi All - Sorry for the delay, we have folks QC'ing the parcel data on our end. Waiting for that to wrap up then I'll send over an updated excel.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 3:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Account numbers could have changed when Real Estate opened the 2023 file (breakdowns, consolidations), etc. My understanding is the prior excel sheet was 2022 data.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, February 17, 2023 3:04 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin – Have any of the account numbers changed? Are we trying to update the excel sheet that was sent out previously?

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels
Importance: High

Hi Jimmy,

Our 2023 Real Estate file is now public. Can you please pull another list of all parcels within the attached BID boundary for 2023 from our CAMA system?

Thanks!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, February 17, 2023 2:49 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Latest map

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 14, 2023 6:13 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis, …..”

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Monday, November 14, 2022 3:40 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Monday, November 14, 2022 12:00 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On “side street” Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Friday, October 28, 2022 2:20 PM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM

To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels

in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM

To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM

To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM

To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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From: [Tareq Hassan](#)
To: [James Bryant](#)
Subject: Re: BID - call to discuss use codes of parcels
Date: Friday, March 17, 2023 8:26:20 AM
Attachments: [image001.png](#)
[BIDList_3132023.xlsx](#)

Hi James,

Yes, that is correct. My script to sum them up did not work for some reason or got skipped. See the corrected spreadsheet attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 17, 2023 7:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: Fwd: BID - call to discuss use codes of parcels

Morning Tareq- We got a question on the BID pull. The total assessed value field. Should that be a sum of the land & improvement values? Attached seems like the land value & assessed values are the same.

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, March 17, 2023 7:12:47 AM
To: James Bryant <James.Bryant@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Good morning and thank you both.

To confirm, this file matches our latest geographic image of the BID, right? To double check this, can I reverse it, and get a map of these parcels? Or the map that you used to create this list of parcels. I suspect that we are on the same page here, but want to double check our list here.

Column M is slightly confusing to me. I would think that this would equal the sum of the two prior columns, but it appears to simply equal Column K. Is that accurate? I can sum the land and improvement value as needed.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, March 13, 2023 1:49 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi All- Please see attached for updated BID data. Questions let me know.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, March 13, 2023 12:02 PM
To: James Bryant <James.Bryant@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thanks Jimmy, yes, I'd keep everything the same.

Kevin

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, March 13, 2023 11:59 AM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin & Thad – Finally got the updated information. I do have a question, see below. I will add the LU_exempt field. Do we still need these other fields?

U	V	W	X	Y	Z	AA	AB
ZONING	KSR	T	TPLUS	GIS_ZONING	LU_EXEM	SIDEST_UPDATED	FRONTAGE
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	FRNT	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD	YES	100 N HENRY	100 N HENRY

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, February 28, 2023 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>

Cc: Thad Wilson <thad.wilson@unicap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

Thanks, Jimmy!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Tuesday, February 28, 2023 12:10 PM

To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Cc: Thad Wilson <thad.wilson@unicap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>

Subject: Re: BID - call to discuss use codes of parcels

Hi All - Sorry for the delay, we have folks QC'ing the parcel data on our end. Waiting for that to wrap up then I'll send over an updated excel.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Sent: Friday, February 17, 2023 3:15 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Cc: Thad Wilson <thad.wilson@unicap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

Account numbers could have changed when Real Estate opened the 2023 file (breakdowns, consolidations), etc. My understanding is the prior excel sheet was 2022 data.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance

City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, February 17, 2023 3:04 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin – Have any of the account numbers changed? Are we trying to update the excel sheet that was sent out previously?

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels
Importance: High

Hi Jimmy,

Our 2023 Real Estate file is now public. Can you please pull another list of all parcels within the attached BID boundary for 2023 from our CAMA system?

Thanks!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>

Sent: Friday, February 17, 2023 2:49 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Latest map

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 14, 2023 6:13 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.

063.04-09-01

063.04-09-02 – 1650 Diagonal

073.02-02-01 – 1800 Diagonal

073.02-0C-00 – 1900 Diagonal, etc.

073.01-02-01

073.01-02-01.0

On side street Dangerfield, down to Prince

073.02-0B-00

073.02-0D-00 – all units

073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)

063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson

Senior Vice President

MUNICIPAL, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

- 1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.
- 2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.
- 3 - In the “key” area on the right had side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word “PARTNERSHIP” in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done

tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the “it is done” stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM

To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Yes, looks right

Get [Outlook for iOS](#)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 11:02 AM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 10:50 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>

Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 5, 2022 8:32 AM
To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust
Cc: Emily Metzler
Subject: [EXTERNAL]BID - call to discuss use codes of parcels
When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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Passcode: F4xDkG

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[+1 929-346-7084, 51637595#](#) United States, New York City

Phone Conference ID: 516 375 95#

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From: [James Bryant](#)
To: [Tareq Hassan](#)
Subject: Re: BID - call to discuss use codes of parcels
Date: Friday, March 17, 2023 8:29:06 AM
Attachments: [image001.png](#)

Sounds good thank you

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Sent: Friday, March 17, 2023 8:25 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Hi James,

Yes, that is correct. My script to sum them up did not work for some reason or got skipped. See the corrected spreadsheet attached.

Thanks!

Tareq Hassan
Technology Program Manager
Enterprise Business Systems Support Division (EBSS)
Information Technology Services
City of Alexandria, Virginia
703-746-3022

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, March 17, 2023 7:20 AM
To: Tareq Hassan <Tareq.Hassan@alexandriava.gov>
Subject: Fwd: BID - call to discuss use codes of parcels

Morning Tareq- We got a question on the BID pull. The total assessed value field. Should that be a sum of the land & improvement values? Attached seems like the land value & assessed values are the same.

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, March 17, 2023 7:12:47 AM
To: James Bryant <James.Bryant@alexandriava.gov>; Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Good morning and thank you both.

To confirm, this file matches our latest geographic image of the BID, right? To double check this, can I reverse it, and get a map of these parcels? Or the map that you used to create this list of parcels. I suspect that we are on the same page here, but want to double check our list here.

Column M is slightly confusing to me. I would think that this would equal the sum of the two prior columns, but it appears to simply equal Column K. Is that accurate? I can sum the land and improvement value as needed.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, March 13, 2023 1:49 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi All- Please see attached for updated BID data. Questions let me know.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Monday, March 13, 2023 12:02 PM
To: James Bryant <James.Bryant@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thanks Jimmy, yes, I'd keep everything the same.

Kevin

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, March 13, 2023 11:59 AM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>; Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin & Thad – Finally got the updated information. I do have a question, see below. I will add the LU_exempt field. Do we still need these other fields?

U	V	W	X	Y	Z	AA	AB
ZONING	KSR	T	TPLUS	GIS_ZONING	LU_EXEM	SIDEST_UPDATED	FRONTAGE
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	FRNT	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD		100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
POS	ALL	ALL	ALL	CD	YES	100 N FAIRFAX	100 N FAIRFAX
CD	ALL	ALL	ALL	CD	YES	100 N HENRY	100 N HENRY

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Tuesday, February 28, 2023 1:44 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks, Jimmy!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 28, 2023 12:10 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Hi All - Sorry for the delay, we have folks QC'ing the parcel data on our end. Waiting for that to wrap up then I'll send over an updated excel.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS

703.746.3860

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 3:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Account numbers could have changed when Real Estate opened the 2023 file (breakdowns, consolidations), etc. My understanding is the prior excel sheet was 2022 data.

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, February 17, 2023 3:04 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Hi Kevin – Have any of the account numbers changed? Are we trying to update the excel sheet that was sent out previously?

From: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Sent: Friday, February 17, 2023 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Thad Wilson <thad.wilson@municap.com>; Annwyn Milnes <Annwyn.Milnes@alexandriava.gov>; Curtis Ney <Curtis.Ney@alexandriava.gov>; Larry Daniels <Larry.Daniels@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels
Importance: High

Hi Jimmy,

Our 2023 Real Estate file is now public. Can you please pull another list of all parcels within the attached BID boundary for 2023 from our CAMA system?

Thanks!

Kevin

Kevin C. Greenlief, Assistant Director
Revenue Division, Department of Finance
City of Alexandria, Virginia

301 King Street, Suite 1700
Alexandria, VA 22314
www.alexandriava.gov/Revenue
703-746-3962 (office)
703-216-2278 (cell)

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, February 17, 2023 2:49 PM
To: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Latest map

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, February 14, 2023 6:13 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for revised exhibit. I kept the date as the 9th.

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, February 14, 2023 5:15 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Just found an edit that we need to make as soon as possible.

In the Exhibit B that you created last week the parcels in blue changed –

The collection of parcels in blue in the Nov 14, 2022 map is accurate – but the changes contemplated below need to be made to the Nov 14 version.

Thank you

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, February 9, 2023 9:09 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Happy to help. Take a look to see if I got everything. Thanks!

Jimmy Bryant
Enterprise Business Systems Analyst
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, February 8, 2023 11:08 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: FW: BID - call to discuss use codes of parcels

Jimmy

Amazingly, we are almost ready to go live with this BID plan and this map. Thank you for your help to date.

I am hoping you can make a few format edits that will allow me to use this file in the petition document.

The title of this document in the key over on the right changed to read

Exhibit B
Map of the Old Town Business- Business Improvement Service District

Change the date to February 9, 2023

Note next to the blue shading box to read:
Real property in the Old Town Business-Business Improvement Service District

Remove “Boundaries”

Rewrite the start of the description to read:
The Old Town Business – Business Improvement District shall include

At the bottom – please remove the title of and paragraph on Exemptions to Annual Billing
And instead, add the following:

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Thank you again

Thad Wilson
Executive Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 30, 2022 9:30 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – No problem. See attached.

Jimmy Bryant PMP, GISP
City of Alexandria - ITS
703.746.3860

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, November 29, 2022 8:54 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good evening.

With apologies for the additional request, when you can, please adjust the language at the start of the Exemption to Annual Billing section in the map to read –

“Parcels of real property that are tax exempt or are strictly residential in use, as determined on an annual basis,

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 3:40 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, November 14, 2022 12:00 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

New language to describe area -

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, November 14, 2022 8:35 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Morning Thad – Should have time at 11a this morning if you still need to chat.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, November 11, 2022 10:03 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Good morning. Please let me know a good time to call you.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, November 3, 2022 11:17 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Any questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Very unskillful, but hopefully the attached shows the parcels to add

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, November 2, 2022 2:34 PM
To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Would it be possible for you to send a marked up map of the parcels you want to add? I think one of my previous maps can be used.

Tomorrow I'm good for a chat. FYI – I'm out of the office on Friday.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, November 2, 2022 2:13 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks and sorry for slow response –

Yes, but not pressing to get a new EXCEL.

And with apologies, now have some focus and clarity on the group's intentions for the western end of King Street - considering Diagonal, Dangerfield and the "turn of Cameron" as side streets / equivalent of Union St on the other end. I am sorry that I did not force this clarity earlier.

By my review of GIS, the updated map / data set would add the following parcels:

On side street Diagonal – down to Duke St.
063.04-09-01
063.04-09-02 – 1650 Diagonal
073.02-02-01 – 1800 Diagonal
073.02-0C-00 – 1900 Diagonal, etc.
073.01-02-01
073.01-02-01.0

On side street Dangerfield, down to Prince
073.02-0B-00
073.02-0D-00 – all units
073.02-02-01

On "side street" Cameron (where it runs north south and becomes a side street)
063.04-06-25

The two large King St metro parcels, west of Diagonal and Cameron, are not included.

I also realize these additional parcels will take up some room and require us to shrink the map a bit to fit it on one page.

FYI - The revised description of the area is as follows – think we are good with the exception of the parcels noted above.

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the King Street Metro; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; (iv) have frontage along Diagonal Street between King Street and Duke Street or (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

If helpful, please let me know a good time to call you to discuss the requested updates above.

I am still waiting for the revised name of entity – have pressed for a decision here.

Thank you again and apologies for continued changes.

Thad Wilson
Senior Vice President
MUNICIPAL, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, November 1, 2022 1:41 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – Question on #2, these parcels are not included in that excel. Do you need me to add those?

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 31, 2022 2:24 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thanks again.

Following a detailed conversation about the map earlier today, we have the following requested edits, which I expect to be our final edits.

1 – Add “November 1, 2022 Draft” in **BOLD RED** at the top right, within the “key” area.

2 - Include parcels as blue shaded parcels that front the west side of Union St between Cameron and Queen St – I believe that this will be 9 parcels, including the City garage parcel that has a small frontage on Union.

3 - In the “key” area on the right hand side, under the “Proposed Area” indication, please add in the following text:

Boundaries:

The proposed PARTNERSHIP shall include all parcels which: (i) have frontage along King Street between the Potomac River and the intersection of King Street at Commonwealth Avenue / Daingerfield Street; (ii) are east of Union Street, between Queen Street and Wolfe Street; (iii) have frontage on the west side of Union Street between Queen Street and Duke Street; or (iv) have frontage along the streets which intersect with King Street between Prince Street and Cameron Street. Please see attached map.

Exemptions to Annual Billing:

Parcels of real property that are publicly owned, owned by a qualified non-profit (e.g., churches), or are strictly residential in use, as determined on an annual basis, **shall not be billed** the annual PARTNERSHIP tax. **Such parcels are not indicated on this exhibit.**

Separately, the group is now debating a slight name change. Unfortunately, this will mean that we may need to change the header of the document at the top of the key area, and the word "PARTNERSHIP" in the language above. The new name has not yet been determined. Since this is not yet selected (hopefully done tonight or early tomorrow), it may be most efficient for you to hold off on all of these changes for the time being. I will let you know when the name is selected

Again, I am very hopeful that this is my last request for a significant amount of time. Others in the group are also very eager to start showing our document (including the map) to the broader group of property owners, so I do believe that we are at the "it is done" stage, excluding the suggestions above.

Thank you again

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 28, 2022 2:20 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Hey Thad – See updated map w/o 300 Union.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Friday, October 28, 2022 12:56 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you – very good.

I will show this to the group on Monday.

I believe that we are going to remove the west side of the 300 block of South Union (south of Duke) – all residential, so no funding lost. No need to make this change yet to the map. Hopefully this will be the last edit to the map for the foreseeable future.

Thank you

Thad Wilson
Senior Vice President
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OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 4:28 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated map and excel. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 2:01 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: Re: BID - call to discuss use codes of parcels

Yes, looks right

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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 27, 2022 1:51:29 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for marked up map. The “A”s indicate parcels to add, if the A is in the middle of the street parcels on the E/W side will be added. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 27, 2022 1:01 PM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

Thanks

Can I call you to talk about the map?

Thank you

Thad Wilson

Senior Vice President

MUNICAP, INC. | - PUBLIC FINANCE -

OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>

Sent: Thursday, October 27, 2022 11:02 AM

To: Thad Wilson <thad.wilson@municap.com>

Subject: RE: BID - call to discuss use codes of parcels

Hi Thad – You’re welcome. See attached for map. Take a look and let me know if you have any changes/questions.

Do you foresee any additional changes coming down the pike with this data? Just curious.

Jimmy Bryant

Principal GIS Analyst

ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>

Sent: Thursday, October 27, 2022 10:50 AM

To: James Bryant <James.Bryant@alexandriava.gov>

Subject: RE: BID - call to discuss use codes of parcels

Jimmy

Thank you again for your help. I think we are all good on spreadsheet data for the time being.

:

I am hoping that you can produce a map, similar in appearance to the prior ones, that shows all of the parcels in the proposed BID, including:

The I, II and III codings, and all of the parcels with frontage on the “100 block” of the side streets, north and south, (as you have the coding working now in your latest file, column AB for Frontage).

The map does not need to distinguish between the types, so I think the parcels that are in are all shaded one color, and everything outside is white / gray.

For clarity, the map will exclude the 300 block of Cameron.

If possible , it would be great to get this by midday on Monday, but not critical.

I can talk on this at anytime today – and at a few times tomorrow if helpful. Or most times on Monday.

Thank you again

Thad Wilson
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From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 25, 2022 11:04 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Sure. I have some time now.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Tuesday, October 25, 2022 10:46 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Thanks
This file is what I needed

Do you have a few quick minutes to speak on this sometime today? Couple of questions.

Thank you

Thad Wilson
Senior Vice President
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thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Friday, October 21, 2022 3:19 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: BID - call to discuss use codes of parcels

Thad – See attached for updated excel. Questions let me know.

See column 'FRONTAGE':
I = equates to (i) below
II = equates to (ii) below
III = equates to (iii) below
Specific ST Names = equates to (iv) below

Jimmy Bryant

Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Thursday, October 20, 2022 9:59 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: BID - call to discuss use codes of parcels

Will refer to language below when we speak

The proposed PARTNERSHIP shall include all parcels which (i) have frontage along King Street between the Potomac River and the King Street Metro, (ii) are east of Union Street, between Queen Street and Wolfe Street, (iii) have frontage on the west side of Union Street between Queen Street and Duke Street or (iv) have frontage along all of the streets that cross or intersect with King Street between Prince Street and Cameron Street.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411
thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Thursday, October 20, 2022 8:02 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

You're welcome Thad.

10a works. I can setup a meeting so we can screen share

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Wednesday, October 19, 2022 5:04:58 PM
To: James Bryant <James.Bryant@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Thanks again for new file so fast earlier this week.

If possible, please let me know a good time to call you tomorrow (Thursday) to talk through a few of the complications of the parcels that front King St and a side street. I obtained some helpful feedback from the BID group today and believe that I can clarify the data set needs.

Thank you

Thad Wilson
Senior Vice President
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thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Tuesday, October 18, 2022 2:26 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thad – See attached for updated spreadsheet. See the last column for the updated side streets. The new union parcels are also included. Questions let me know.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: James Bryant
Sent: Tuesday, October 11, 2022 9:41 AM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Gotcha. So for each parcel there should be a parcel address using the map you may be able to populate that field if you don't want to wait for me. I should be good to chat Thursday or Friday if that works. If it does, want to send me a few times? I can setup the teams meeting for us.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 8:24 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Thanks

I will probably need something else - thinking some indication that is similar to the information in column Y in the most recent file (which gives an indication of the parcels on the 5 sides streets and Union).

Let's talk it out when you get back to your office. Maybe the data is already there. No rush, you say when we can talk.

Thank you

Thad Wilson
Senior Vice President
MUNICAP, INC. | - PUBLIC FINANCE -
OFFICE: (704) 837 4330 | CELL: (704) 914 6411

thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Monday, October 10, 2022 7:57 AM
To: Thad Wilson <thad.wilson@municap.com>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: Re: [EXTERNAL]BID - call to discuss use codes of parcels

Morning Thad - If you look at the PDF maps the 100 blocks north & south of King St are already included. Most of them are light blue. Or do you need something else?

Jimmy Bryant - ITS

From: Thad Wilson <thad.wilson@municap.com>
Sent: Monday, October 10, 2022 7:49:04 AM
To: James Bryant <James.Bryant@alexandriava.gov>
Cc: Kevin Greenlief <kevin.greenlief@alexandriava.gov>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Jimmy

Good morning. One of the other members of the working team suggested a new approach - include all side streets off of King St for one block in both directions (and excluding pure residential) – similar to the five side street pieces that we already have in the file. I am unsure if this plan will have the support of all / enough of the team members, but I might need to provide some information on this scenario. Please let me know if it would be hard / time consuming to add these additional parcels to the file (or maybe a new file of just these if easier?). If not too hard, I might ask you for this information later this week.

If helpful, I am happy to call you at good time to further define this – suspect it might require a few judgements / decisions to perfectly define this.

Thank you

Thad Wilson
Senior Vice President
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thad.wilson@municap.com

From: James Bryant <James.Bryant@alexandriava.gov>
Sent: Wednesday, October 5, 2022 4:57 PM
To: Thad Wilson <thad.wilson@municap.com>
Subject: RE: [EXTERNAL]BID - call to discuss use codes of parcels

Hi Thad – See attached for updated BID data. Happy to walk through this tomorrow on our call.

Jimmy Bryant
Principal GIS Analyst
ITS – City of Alexandria

-----Original Appointment-----

From: Thad Wilson <thad.wilson@municap.com>

Sent: Wednesday, October 5, 2022 8:32 AM

To: Thad Wilson; Kevin Greenlief; James Bryant; Annwyn Milnes; Lauren Lust

Cc: Emily Metzler

Subject: [EXTERNAL]BID - call to discuss use codes of parcels

When: Thursday, October 6, 2022 10:00 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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