



Office of the  
City Attorney

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August 19, 2025

John E. Kieffer  
Attorney at Law, PLLC  
P.O. Box 2125  
Bristol, VA 24203-2125

RE: US Magis Property

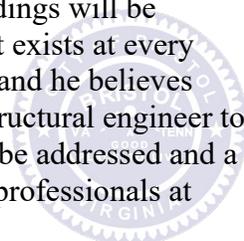
John,

Thank you for informing me of your client's position and situation. However, your client has not indicated a timeline for when any work to remediate the situation at the former VI campus will begin or be completed. Unfortunately, I believe this is another delay tactic by your client to attempt to absolve itself from any responsibility.

You are correct that the City has attempted to secure the property, but people still gain access to the property on a regular basis. As you and your client are well aware, homeless individuals started a fire that proved devastating at the VI campus in December. This fire could have easily resulted in the death of individuals in the building or firefighters who were called to the scene to extinguish the flames. The fence placed around the property will not prevent this type of activity in the future.

Previously, the City was told by the real estate agent that US Magis was going to hire a security contractor. This was communicated in late June or early July. The City finds it hard to believe that it takes more than six weeks to hire a security contractor to oversee security at your client's property. It is imperative that your client properly secure the buildings as soon as possible.

The renovations that were completed in 2022 no longer exist. Vandals have destroyed the property to such an extent that a full rebuild of the interior of most of the buildings will be required. The list of defective conditions that were sent to you and your client exists at every building on campus. I have discussed your email with the Building Official, and he believes your client should hire a Virginia-licensed architect and a Virginia-licensed structural engineer to review the properties and provide a detailed analysis of the items that need to be addressed and a possible cost estimate. City staff will be more than happy to meet with these professionals at their convenience to go over issues at the property.



City Code requires grass to be mowed when the grass exceeds twelve inches in height. The growing season will continue through October, and if your client does not hire a landscaper to mow the property, the City will mow the property when it violates City Code. This letter is to serve as notice that the property needs to be mowed, or the City will take steps authorized by City Code to mow the property in the future.

The City is requesting that certain action items be taken within the next 15 days, or **the City will file suit against your client to obtain a court order that will require your client to take immediate and active steps to address the situation at the VI campus.** Please notify your client to do the following:

1. Hire a Virginia-licensed architect and a Virginia-licensed structural engineer and have them meet with the City's Building Official within the next 15 days to review the site and begin an analysis of the items that need to be addressed to bring all buildings into compliance with the building code.
2. Hire a landscaper to mow the property, at least once a month, between April and October of every year. One mowing needs to occur prior to August 31, 2025.
3. Hire a security company to staff 24/7 security personnel on the property to prevent vandals and others from trespassing on the property.
4. Within 30 days, the architect and structural engineer need to provide a timeline of when any items that need to be addressed at the VI property will begin and end.

Please do not hesitate to reach out to me if you have any questions regarding the City's stance on this matter. The City looks forward to helping your client address these issues as soon as possible.

Sincerely,



Randall C. Eads

