

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: November 19, 2025

Agenda Item No.: 2

TITLE: RESOLUTION ON AUTHORIZATION TO DISPOSE OF 201 W.
BROOKLAND PARK BLVD AND TO EXECUTE THE PURCHASE AND
SALE AGREEMENT

RESOLUTION:

WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") owns that certain real property located at 201 W. Brookland Park Blvd. (the "Property"), which has been vacant and abandoned for an extended period and is no longer suitable or economically feasible for RRHA's use;

WHEREAS, RRHA has received and reviewed a proposal from Cherry Pick'd Boxing, LLC (the "Purchaser") to acquire the Property for redevelopment as a boxing gym and a facility to promote a "safe space" for youth that will serve a compelling community purpose;

WHEREAS, RRHA has determined that the disposition of the Property will not adversely affect its ability to carry out its housing and redevelopment programs, and that the Property is not needed for any current or foreseeable operational purpose of RRHA;

WHEREAS, after reviewing the proposal, RRHA finds that the proposed disposition will advance a compelling community purpose by revitalizing a long-abandoned site, enhancing neighborhood vitality, and supporting programs consistent with RRHA's mission; and

WHEREAS, RRHA has negotiated the terms of a Purchase and Sale Agreement (the "Agreement") between RRHA and the Purchaser, attached hereto as **Exhibit A**, with a purchase price of \$25,000.00.

NOW, THEREFORE, BE IT RESOLVED that the RRHA Board of Commissioners hereby approves the disposition of the Property for a compelling community purpose for \$25,000.00 to the Purchaser, or selected entity identified by the Purchaser; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the RRHA Board of Commissioners that the Chief Executive Officer, or his or her designee, is hereby authorized to execute and deliver any and all documents necessary to consummate such transaction.

Recommended by: Sherrill Hampton
Senior Vice President of RECD

Date: November 19, 2025

Approved by: Steven B. Nesmith
Chief Executive Officer

Date: November 19, 2025

COMMISSIONERS' ACTION

Approved _____

Disapproved _____

SIGNED:

Eddie L. Jackson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.				
Harold Parker, Jr.				
Dyanne Broidy				
Kyle R. Elliott				
Barrett Hardiman				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Charlene Pitchford				

EXHIBIT A

201 W. BROOKLAND PARK BLVD. PURCHASE AND SALE AGREEMENT

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025 (the "Effective Date"), by and between RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the Commonwealth of Virginia ("Seller"), and _____, a Virginia limited liability company ("Purchaser").

RECITALS

A. Seller own that certain parcel of real property located at 201 W. Brookland Park Blvd., in the City of Richmond, Virginia and identified as Tax Parcel No. N0000887001 (together with all improvements thereon, if any, and any and all rights, interests, easements, and appurtenances now or hereafter belonging thereto, if any, collectively, the "Property").

B. Seller desires to sell the Property to Purchaser and Purchaser desires to purchase the Property from Seller on the terms and conditions set forth hereinafter.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto covenant and agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell the Property to Purchaser, and Purchaser agrees to purchase the Property from Seller, subject to the terms and conditions of this Agreement.

2. Purchase Price. Subject to adjustments as hereinafter provided, the purchase price (the "Purchase Price") for the Property shall be Twenty-Five Thousand Dollars (\$25,000.00). The Purchase Price shall be payable in United States currency by way of federal wire transfer or other immediately available funds at Closing (as hereinafter defined).

3. Deposit. Within two (2) business days following the Effective Date, Purchaser shall deposit with the Title Company (as hereinafter defined) the sum of Two Thousand Five Hundred Dollars (\$2,500.00) as an earnest money deposit (the "Deposit"), which Deposit shall be held in escrow by the Title Company and only disbursed in accordance with the terms hereof. If the Closing occurs as contemplated herein, Purchaser will receive the benefit of the Deposit as a credit against the Purchase Price at Closing. Otherwise, the Deposit shall be disbursed to Seller or refunded to Purchaser in accordance with the terms of this Agreement.

4. Access to Property. Commencing on the Effective Date, Purchaser shall have a period of thirty (30) days (the "Feasibility Period") in which to conduct any and all studies, tests, evaluations and investigations (collectively, the "Feasibility Studies") Purchaser may desire in order to determine the suitability of the Property for development by Purchaser for the purposes hereinafter set forth in this Agreement. During the Feasibility Period, Purchaser, its contractors, agents, employees and other representatives shall have access to the Property for the purpose of

conducting the Feasibility Studies, provided Purchaser notifies Seller in advance of the need for such access to the Property and coordinates such access with Seller. Purchaser shall indemnify, defend and hold Seller harmless from and against all costs, loss, damage and expense, including reasonable attorneys' fees, arising out of Purchaser's, its contractors', agents', employees', and other representatives' activities upon the Property during the Feasibility Period. Notwithstanding anything contained herein to the contrary, the foregoing indemnity shall survive Closing or the earlier termination of this Agreement. At any time during the Feasibility Period, Purchaser may elect, and shall have the absolute and unqualified right, to terminate and cancel this Agreement by giving Seller written notice thereof prior to the expiration of the Feasibility Period, whereupon (i) the Deposit shall be returned to Purchaser by Seller, (ii) Purchaser shall promptly deliver to Seller, at no cost to Seller, copies of any and all Feasibility Studies and (iii) the parties hereto shall have no further rights, obligations or liabilities hereunder, except as otherwise set forth in this Agreement.

5. Title and Survey Matters. During the Feasibility Period, Purchaser, at its sole cost and expense, shall obtain a current commitment for an ALTA policy of owner's title insurance (the "Title Commitment") from a title company acceptable to Purchaser (the "Title Company") and a current ALTA survey of the Property from a surveyor licensed to do business in the jurisdiction in which the Property is located and otherwise acceptable to Purchaser (the "Survey"). Purchaser shall, upon receipt, provide Seller with copies of the Title Commitment and Survey. If, in Purchaser's sole discretion, Purchaser objects to any matters disclosed by the Title Commitment and/or Survey, Purchaser shall notify Seller in writing of such objections prior to the expiration of the Feasibility Period. If Purchaser gives written notice to Seller of any such objections, Seller shall, within ten (10) business days after receipt of such written notice from Purchaser, notify Purchaser in writing whether or not Seller intends to satisfy and remove such objections prior to the Closing; provided, however, Purchaser acknowledges and agrees that Seller shall have no obligation to satisfy and remove any objections raised by Purchaser. If Seller notifies Purchaser that Seller does not intend to satisfy and remove any objections raised by Purchaser (or if Seller fails to respond to Purchaser's objection notice within said ten (10) business day period), Purchaser may elect to terminate this Agreement upon written notice to Seller, in which case the Title Company shall return the Deposit to Purchaser, this Agreement shall terminate and parties hereto shall have no further rights or obligations hereunder, except as otherwise expressly provided in this Agreement.

6. Conveyance of the Property to Purchaser. Conveyance of the Property by Seller to Purchaser shall be by a quitclaim deed (the "Deed"). The Deed shall be in a form reasonably acceptable to Purchaser and the Title Company, and the Deed shall convey the Property to Purchaser, subject to (i) the lien of local real estate taxes and assessments not yet due and payable, (ii) all covenants, conditions, restrictions, easements and other matters of record affecting title to the Property, (iii) matters that would be disclosed by a current and accurate survey of the Property, (iv) applicable laws, including, without limitation, zoning ordinances and building codes, (v) the Use Restriction (as hereinafter defined) and (vi) the Right of Reversion (as hereinafter defined).

7. Closing. Consummation of the sale by Seller and the purchase by Purchaser of the Property (the "Closing") shall occur on the later of (i) a date to be mutually agreed upon by the parties that is within fifteen (15) days following the expiration of the Feasibility Period, provided

all Closing Conditions (as hereinafter defined) have been satisfied (or, if applicable, waived by Seller) or (ii) three (3) business days after the date that all Closing Conditions have been satisfied (or, if applicable, waived by Seller). Possession of the Property shall be delivered to Purchaser at Closing. At Closing, Purchaser shall pay or cause to be paid to Seller the Purchase Price, less the Deposit, and execute and deliver to Seller and/or the Title Company such additional documents and information as may be customary in real estate transactions in the Commonwealth of Virginia and/or as may be required by the Title Company. At Closing, Seller shall execute and deliver to Purchaser and/or the Title Company (i) the Deed, (ii) any customary title affidavits required by the Title Company, provided such affidavits are in a form reasonably acceptable to Seller, (iii) an executed standard certificate as to non-foreign status in compliance with Section 1445 of the Internal Revenue Code, and (iv) such additional documents and information as may be customary in real estate transactions in the Commonwealth of Virginia and/or as may be required by the Title Company.

8. Costs. Each party hereto shall pay all of its own costs and expenses in connection with this transaction, with Seller to pay the costs of preparing the Deed, the grantor's tax imposed on the Deed pursuant to the Virginia Code (unless an exemption exists), the costs of satisfying and removing any title and/or survey objections Seller elects to satisfy and remove in accordance with Paragraph 5 hereof and its own attorneys' fees. Purchaser shall pay all costs and expenses it incurs in connection with this transaction, including, without limitation, its own attorneys' fees, the cost of preparing the Feasibility Studies, any title insurance premiums, any escrow or closing fees charged by the Title Company, the grantee's tax imposed on the Deed pursuant to the Virginia Code, and any other recording fees associated with the recordation of the Deed. All sums normally and usually prorated between sellers and purchasers in real estate transactions in the Commonwealth of Virginia shall be prorated between Purchaser and Seller as of the date of Closing, with Seller being deemed the owner until midnight before the Closing, and Purchaser being the owner on the day of Closing. The provisions of this Paragraph 8 shall survive the Closing.

9. Risk of Loss. All risk of loss as a result of any exercise of the power of eminent domain or by reason of fire or other casualty shall remain on Seller until Closing. In the event of any taking of the Property or any part thereof by an exercise of the power of eminent domain or by purchase in lieu thereof, or in the event of any loss or damage to the Property by reason of fire or other casualty, Purchaser may, at its option, either (i) terminate this Agreement and receive a refund of the Deposit from the Title Company or (ii) waive the foregoing right to terminate this Agreement and purchase the Property as provided herein, in which event Seller shall assign to Purchaser its right to receive any and all condemnation awards or insurance proceeds relating to the Property, as applicable.

10. Default by Purchaser. If Purchaser, without the right to do so and in default of its obligations hereunder, fails to timely proceed to Closing in accordance with the terms of this Agreement or otherwise materially breaches any of its other covenants and agreements hereunder, which failure is not cured within ten (10) days following receipt of written notice from Seller, Seller shall have all rights and remedies available at law and in equity, including, without limitation the right to terminate this Agreement and receive the Deposit from the Title Company. Notwithstanding the foregoing, Seller hereby waives all claims that Seller may have

against Purchaser for consequential and punitive damages as a result of any default by Purchaser hereunder.

11. Default by Seller. If Seller, without the right to do so and in default of its obligations hereunder, fails to timely proceed to Closing in accordance with the terms of this Agreement or otherwise materially breaches any of its other covenants and agreements hereunder, which failure is not cured within ten (10) days following receipt of written notice from Purchaser, then Purchaser shall have all rights and remedies available at law and in equity, including, without limitation, the right to terminate this Agreement and receive a refund of the Deposit from the Title Company. Notwithstanding the foregoing, Purchaser hereby waives all claims that Purchaser may have against Seller for consequential and punitive damages as a result of any default by Seller hereunder.

12. Mediation. Notwithstanding anything contained in this Agreement to the contrary, in the event any major dispute arises between the parties pursuant to this Agreement that the parties are unable to resolve after good faith negotiations between the parties, the parties hereby covenant and agree that, before either party may institute legal action against the other in connection with such dispute, the parties shall attempt to resolve such dispute through non-binding mediation proceedings. The parties further covenant and agree that such mediation proceedings shall be held in the City of Richmond, Virginia and shall be conducted by The McCammon Group in accordance with then current mediation procedures of the American Arbitration Association. Each party shall bear its own legal and other expenses associated with such mediation and share the costs of the mediator or mediators equally

13. Brokerage Commissions. Seller and Purchaser represent and warrant each to the other that they have not dealt with any broker, agent, finder or other intermediary in connection with this Agreement and/or the purchase and sale transaction hereby.

14. Assignment. Purchaser may not assign its rights under this Agreement without the prior consent of Seller, which consent Seller may grant or withhold in its sole but reasonable discretion. Notwithstanding the foregoing, Purchaser may, upon prior notice to Seller but without the necessity of obtaining Seller's consent thereto, designate an entity controlled by or under common control with Purchaser to take title to the Property, in which case, Seller shall convey the Property to such entity.

15. Condition of the Property. Purchaser hereby expressly agrees and acknowledges, and represents and warrants to Seller, that Purchaser has not entered into this Agreement based upon any representation, warranty, statement or expression of opinion by Seller or any person or entity acting or allegedly acting for or on behalf of Seller with respect to the Property or the "Condition of the Property" (as hereinafter defined). Purchaser hereby further expressly acknowledges and agrees that the Property is and shall be sold and conveyed (and accepted by Purchaser at Closing) AS IS, WHERE IS, WITH ALL DEFECTS AND WITHOUT ANY WRITTEN OR ORAL REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW. Without limiting the foregoing, Seller makes no representation, warranty or covenant, express, implied or statutory, of any kind whatsoever with respect to the Property, including, without limitation, any representation, warranty or covenant as to title, survey conditions, use of the Property for any particular use, the

physical condition of the Property or any improvements thereon or any repairs required thereto, past or present use, development, investment potential, tax ramifications or consequences, compliance with law, present or future zoning, the presence or absence of hazardous substances or other environmental conditions (including, without limitation, with regard to any underground or above-ground storage tanks on or about the Property) , the availability of utilities, access to public roads, habitability, merchantability, fitness or suitability for any purpose, or any other matter with respect to the Property (collectively, the "Condition of the Property"), all of which are hereby expressly disclaimed by Seller.

16. Notices. All notices, demands, requests and other communications required or permitted hereunder shall be in writing and shall be delivered in person or sent by overnight courier or by registered or certified mail, return receipt requested, postage prepaid, to the persons and at the addresses set forth below or to such other persons or addresses as the party entitled to such notice shall have specified by at least ten (10) days' prior notice given to the other party herein.

(i) To Purchaser:

BLANK

(ii) To Seller:

Richmond Redevelopment and Housing Authority
600 East Broad Street, 4th Floor
Richmond, VA 23219
Attention: Steven B. Nesmith, Chief Executive Officer

With a copy to:
McGuireWoods LLP
Gateway Plaza
800 East Canal Street
Richmond, VA 23219
Attention: Edmund S. Pittman, Esq.

All such notices, demands, requests and other communications shall be deemed to have been given upon delivery or first refusal thereof, in each case, as evidenced by the records of the messenger, U. S. Postal Service or courier service, as applicable.

17. Additional Terms and Conditions.

A. Purchaser's Use of the Property. Purchaser intends to develop, construct and operate on the Property a project to be approved by Seller that will benefit the community by providing various programs and services to the residents of the Highland Park Area and surrounding neighborhoods in the City of Richmond (the "Purchaser's Intended Use").

B. Use Restriction. Initially, the Property may not be used for any purpose other than Purchaser's Intended Use. Thereafter, the Property may be redeveloped and used for

any use permitted under the City of Richmond's then current zoning ordinance (the "Use Restriction"). The Use Restriction shall be set forth in the Deed as a covenant running with title to the Property.

C. Right of Reversion. Purchaser must complete all improvements and other work required to be performed at the Property in order to make the Property suitable for Purchaser's Intended Use and commence operation of the Property for Purchaser's Intended Use no later than eighteen (18) months after the date of Closing. In the event Purchaser fails to do so, title to the Property shall, at the option of Seller, revert to Seller upon repayment of the Purchase Price by Seller to Purchaser (the "Right of Reversion"). The Right of Reversion shall be set forth in the Deed as a covenant running with title to the Property.

D. Acknowledgment Regarding Value of Property. The parties acknowledge and agree that the Purchase Price is significantly below the appraised fair market value of the Property as determined by an independent appraisal obtained by Seller. The Property is being conveyed at less than the appraised fair market value as Seller has determined that the sale can be made considering the commensurate public benefits to be derived from Purchaser's Intended Use.

E. Closing Conditions. Notwithstanding anything contained in this Agreement to the contrary, Seller and Purchaser acknowledge and agree that Seller's obligation to sell the Property to Purchaser pursuant to this Agreement shall be subject to satisfaction by Purchaser (or, if applicable, waiver by Seller) of the following conditions precedent (collectively, the "Closing Conditions"): (i) Purchaser shall have submitted to Seller and Seller shall have approved a description of the project proposed to be developed, constructed and operated on the Property by Purchaser, including the programs and services to be offered to the residents of Highland Grove; (ii) Purchaser shall have submitted to Seller and Seller shall have approved a proposed schedule for development and construction of such project; and (iii) Purchaser shall have submitted to Seller and Seller shall have approved evidence that Purchaser has access to sufficient funding to complete the development and construction of such project in accordance with such schedule (which evidence of funding may consist of a commitment letter from Purchaser's lender).

18. Miscellaneous.

A. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, subject to the terms of Paragraph 14 above.

B. Entire Agreement. This Agreement, including the exhibits attached hereto, contains the whole agreement between parties as to the sale and purchase of the Property, and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise of any kind whatsoever concerning this sale and purchase.

C. Governing Law; Venue. This Agreement shall be governed by, construed and enforced in accordance with, the laws of the Commonwealth of Virginia. Subject to the mediation provisions in Paragraph 12 hereof, any and all disputes, claims and causes of action

arising out of or in connection with this Agreement shall be brought, and any judicial proceeding shall take place, only in the Circuit Court of the City of Richmond, Virginia. Each party shall be responsible for its own attorneys' fees in the event or any litigation or other proceeding arising from this Agreement.

D. Amendments. This Agreement shall not be amended, supplemented or otherwise modified unless done by written agreement and executed by all of the parties.

E. Interpretation. For purposes of this Agreement, unless the context otherwise indicates, words in the singular number shall include words in the plural number, and vice versa, and words in one gender shall be deemed to include words in the other gender. Paragraph headings used herein are for convenience only and neither limit nor amplify the terms of this Agreement.

F. Further Assurances. Each party will execute and deliver to the other such documents and will take such other action as may be reasonably requested to consummate the transactions contemplated herein, to confirm or effectuate the sale of the Property pursuant to this Agreement, or to carry out the purposes of this Agreement.

G. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

H. Time of the Essence. Time is and shall be of the essence with respect to each of the terms and conditions hereof. If any date herein set forth for the performance of any obligation by Seller or Purchaser or for the delivery of any instrument or notice as herein provided should be on a Saturday, Sunday or legal holiday, the compliance with such obligation or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday. As used herein, the term "legal holiday" means any state or federal holiday on which financial institutions, local or state government offices, or post offices are generally closed in the City of Richmond, Virginia.

I. No Personal Liability. No director, officer, employee or agent of either party shall be personally liable to the other party hereto or any successor in interest in the event of any default or breach under this Agreement or on any obligation incurred under the terms of this Agreement.

J. Waiver. The failure of either party to insist upon the strict performance of any provision of this Agreement shall not be deemed to be a waiver of the right of such party to insist upon the strict performance of such provision or of any other provision of this Agreement at any time. The waiver of any breach of this Agreement shall not constitute a waiver of a subsequent breach.

K. Freedom of Information Act. The parties acknowledge and agree that this Agreement and any other records furnished, prepared by or in the possession of Seller may be subject to the retention and disposition requirements of the Virginia Public Records Act and the public disclosure requirements of the Virginia Freedom of Information Act.

IN WITNESS WHEREOF, each of the parties hereto have affixed their signatures as of the Effective Date.

SELLER:

RICHMOND REDEVELOPMENT AND
HOUSING AUTHORITY, a political
subdivision of the Commonwealth of
Virginia

By: _____

Steven B. Nesmith
Chief Executive Officer

PURCHASER:

_____, a Virginia
limited liability company

By: _____

Name: _____

Title: _____

Cherry Pick'd Boxing

BUSINESS PLAN

A SAFE PLACE FOR YOUTH

201 W. BROOKLAND PARK BOULEVARD | BANK BUILDING

- Mentoring
- After School Activities
- Conflict Resolution
- Violence Prevention
- Job Training



MOVING THE COMMUNITY
UP HIGH

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- I. Organization's Mission Statement and Measured Success
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- IV. The geographic area and address of the property
- V. Development Plan/Secured Financing For The Project
- VI. My Story, Passion and Commitment to Help Youth
- VII. Contact Information
- VIII. Thank you

I. Our Organization's Mission Statement and Measured Success

Mission Statement

Our mission is to empower surrounding communities utilizing boxing to promote healthy habits, confidence-building, and improved mental health. Success will be achieved through discipline granted by various regiments on every level to create an environment of inclusiveness and encouragement

Program's Measured Success

Our program's model of helping youth succeed in life, is a proven model – as we have had **many, many** at-risk youth successfully graduate from our program and, also many have come back to be a mentor to other youth enrolled in our program.



II. Planned Use of Building/ Services Offered To Youth

Annual Youth Program

Our annual youth program is geared towards promoting fitness in youth, building confidence, and being a safe haven for kids. **Cherry Pick'd Boxing** fosters an anti bullying environment teaching self defense and discipline. Participation is not only limited to boxing but also strength and conditioning as well as coordination building exercises. Dedicated youth have the option of graduating to our amateur boxing team.

Youth Summer Camps

In the summer of 2018 **Cherry Pick'd Boxing** hosted the first boxing camp in the city of Richmond. Our summer boxing camps introduces youth to boxing fundamentals as well as various physical activities and games. Youth also experience guest speakers, field trips, healthy food prep, and entrepreneurship skills such as t-shirt making.

Amateur Boxing Team

Our amateur boxing team is headed by former world champion Eddie Cook and consists of fighters ranging from ages 8-25. Our boxing team travels all across the nation allowing young people to accomplish great achievements through self determination. We are the home to 12 state champions, 6 regional champions, and 1 national champion!!!

Personal Mentoring Sessions

One-On-One personal training sessions is a great way for youth to focus on individual goals as well as personal needs, including their insecurity and health goals. Our sessions are for clients ranging from ages as young as 4 years to seniors.

BUILDING UP PEOPLE
from the

GROUND UP

II. Planned Use of Building/ Services Offered To Youth

Men and Women Boxing Groups

Our woman's boxing group is led by Sharmain Cherry who has an extensive background in athletics and 20+ years of boxing experience. Woman are challenged not only to a rigid boxing regiment but various modes of strengthening and conditioning. The exclusiveness of the woman's group creates an environment of support, comfortability, and inspiration to help woman reach their potential.

Adult Group Sessions

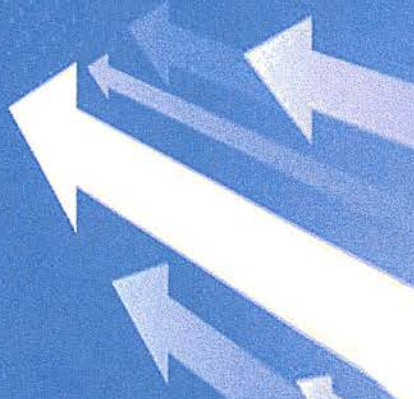
Adult group sessions provide a comprehensive workout comprised of boxing fundamentals, cardio, and strength training. These classes are perfect for those looking to improve their overall fitness, learn boxing techniques, or simply enjoy a high-energy workout. Our trainers ensure that each session is challenging, motivating, and accessible to all fitness levels.

Promotions and Pro Boxing

We will soon host our first amateur boxing event in Richmond which brought boxers and supporters from all throughout the state. We are thrilled to be working on a promotion team which allow our members as well as local talent to showcase their skills in both an amateur and professional environment.

BUILDING UP PEOPLE
from the

GROUND UP



III. Compelling Community Interest And Need for Services that Impact Youth in Highland Park Area

If granted Cherry Pick'd Boxing intends to team with Emerge Construction Group for the development of 201 W Brookland Park Blvd. This will be an uplifting community project utilizing a workforce of minority contractors dedicated to bringing the vision to fruition.

Between our annual youth program and summer camps, **1,000 youth are expected to be impacted annually**. Combined with our adult group sessions, competitive boxing team, and promotional activities, tens of thousands will be impacted over the next decade.

Benefits of Attracting Youth thru Professional Level Boxing Training and Mentorship

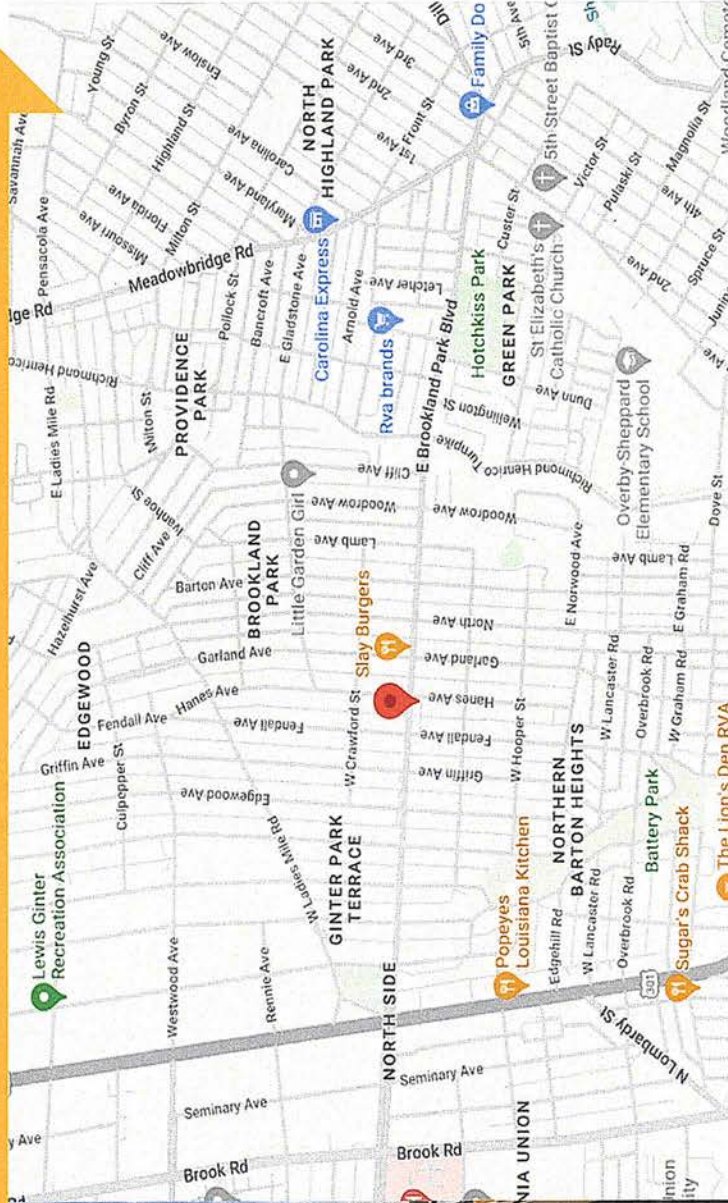
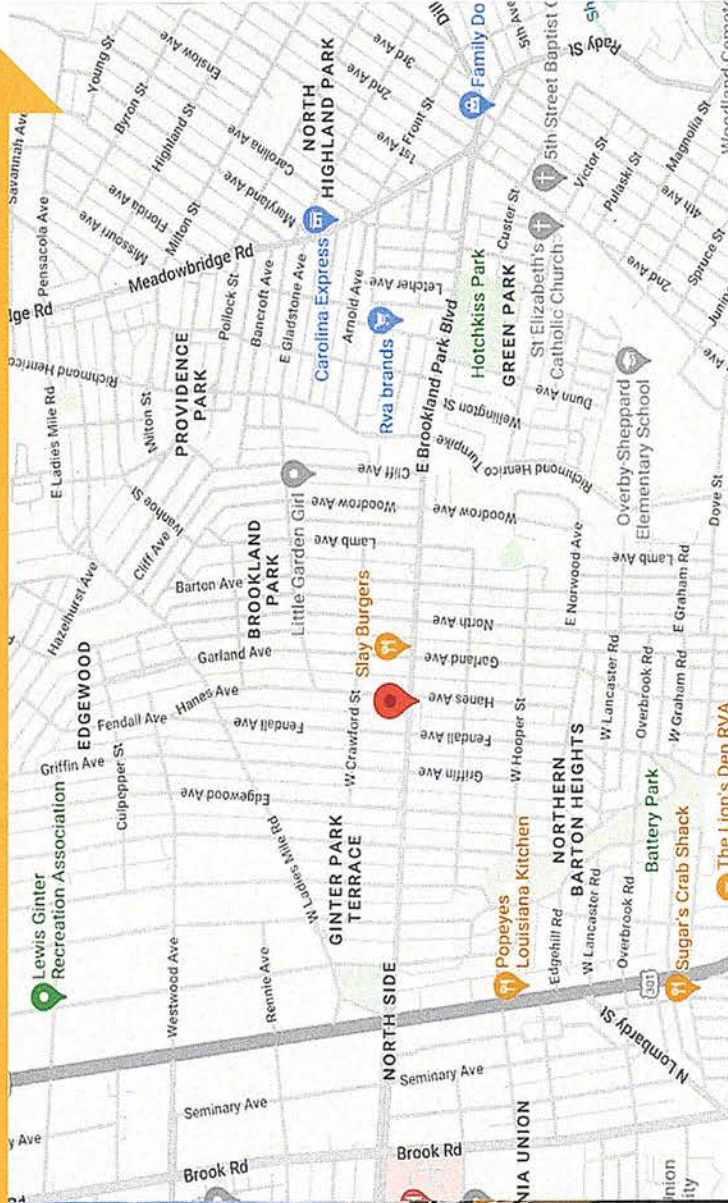
- Haven for youth
- Confidence building
- Gun crime prevention
- Stress reliever, increased mental health
- Community building, inclusiveness
- Healthy lifestyle, activity along with diet
- Discipline through regiment





IV. The Geographical Area and Address of Property

201 W. Brookland Park Blvd, Richmond, RVA 23222



V. Development Plan/ Secured Financing

❖ Secured financing with bank
Five Nine in the amount of
\$506,700



Development and Construction Schedule

Item	Date
Purchase Agreement Phase	Q 1-24' to Q 2-25'
Feasibility Phase	Q2-25' to Q 3-25'
Architectural an Engineering Design Phase	Q3-25' to Q 4-25'
Financing Phase	Q 2-25' to Q3-25'
MBE/S3 Solicitation Phase	Q 2-25' to Q1-26'
File & Obtain Site/Bldg Permits Phase	Q4-25'
Marketing Programs/Highland Grove Community Phase	Q1-26' to Q2-26'
Closing	Q4-25'
Construction Phase	Q4-25' to Q2-26'
a. Construction Start	Q1-26'
b. Construction 50%	Q1-26'
c. Construction 75%	Q2-26'
d. Construction 100%	Q2-26'
Grand Opening	Q2-26'

VI. My Story, Passion and Commitment to Help Youth

I'm **Tony Cherry** the CEO of Cherry Pick'd Boxing. As long as I can remember, I have always been fascinated with the sweet science known as boxing. Once I began competing, I quickly realized that boxing came very naturally to me. I won many tournaments including Silver Gloves, Golden Gloves, and State Championships. However, in 2008 I suffered a major shoulder injury requiring three screws to repair my right arm, and other injuries that required multiple surgeries. I believe everything happens for a reason, and I then found another cause and mission in life – using the attraction of boxing and other activities to attract “at-risk” youth into a “safe space” for youth to go through the mental and physical demands of boxing, and the tough discipline it requires helped prepare youth into manhood - and elevate them from being a so-called “troubled youth” and find their purpose and way in life.

Now, we want to expand our services of creating that safe space through opening a training gym where youth can also learn life lessons from counselors – and that place served as a sanctuary, keeping me and my friends out of trouble, and now I want to expand opportunities for others. And, acquiring the 201 W. Brookland Park Blvd Building would allow us to do just that i.e., creating even more “safe spaces” for our youth and provide them with mentoring opportunities, after school activities, learning conflict resolution/violence prevention and job training.

[Tony Cherry has shown a decade of commitment and success]

