



Office of the
City Manager

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300 Lee Street, Bristol, Virginia 24201 · Phone: (276) 645-7333 · FAX: (276) 821-6278 · www.bristolva.org

July 16, 2025

U.S. Magis International Education Center, Inc.
Attn.: Tao Tao Zhang
3907 Prince Street
Suite 4C
Flushing, NY 11354-5308

U.S. Magis International Education Center, Inc
Attn.: Tao Tao Zhang
34 South Drive
Great Neck, NY 11021

John E. Kieffer
Attorney at Law
1934 Euclid Avenue
Bristol, VA 24201

Re: Virginia Business College Campus

Dear Mr. Zhang and Mr. Kieffer:

The City of Bristol has the power to acquire or repair any blighted property as defined in Va. Code § 36-3, by purchase or through the exercise of the power of eminent domain. Furthermore, the City has the power to hold, clear, repair, manage or dispose of such property, and the city also has the power to recover the costs of any repair or disposal of your property. See. Va. Code § 36-49.1:1

Pursuant to Virginia Code, I am making the preliminary determination that all property owned by U.S. Magis International Education Center, Inc. is blighted. I have attached two letters from the city's real estate assessor and a list of items which led to my preliminary determination that the property is blighted, in addition to the fact that the property is not mowed as required by the City of Bristol, Virginia. You have 30 days, from the date of this letter, to respond in writing with a spot blight abatement plan to address the blight within a reasonable time. If you fail to respond, the locality may adopt an ordinance declaring your property blighted.

Thank you for your attention to this matter, and the City looks forward to seeing your written plan within 30 days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Randall C. Eads".

Randall C. Eads





April 4, 2024

Randall C. Eads
City Manager, City Attorney
City of Bristol
300 Lee Street
Bristol, VA 24201

Ref: Map #: 17-15-4-18
U.S. Magis International Education Center, Inc.

Dear Mr. Eads:

I have completed an exterior inspection of the campus. As the City Assessor, I have determined that under the Code of Virginia Title 58.1-3221.6 (attached to this letter) the buildings included in Map #: 17-15-4-18 are derelict and are considered "Blighted."

The value of the property will be addressed as part of the 2025 General Reassessment.

If you have questions pertaining to this issue, please do not hesitate to contact me.

Sincerely,

Gary L. Eanes, ASA
City Assessor for the City of Bristol
Wampler-Eanes Appraisal Group, Ltd.
Vice-President and Owner

Attachment

Exh. B



November 15, 2024

Randall C. Eads
City Manager, City Attorney
City of Bristol
300 Lee Street
Bristol, VA 24201

| | |
|------------------------|----------------------|
| Ref: 640 Intermont Dr. | Map #: 17-13-4-F |
| 940 Moore St. | Map #: 17-15-4-15-17 |
| 1000 Moore St. | Map #: 17-15-4-18 |
| 495 Lester St. | Map #: 17-15-7-13-12 |
| 603 Oakview Ave. | Map #: 17-16-13-5 |
| 1002 Russell St. | Map #: 17-17-6-6 |
| 508 Buchanan St. | Map #: 28-129-8 |
| 808 Moore St. | Map #: 28-2-6-9-10-1 |
| 468 Boulder Ln. | Map #: 28-3-2-2 |

Dear Mr. Eads:

Our appraisers have completed an exterior inspection of the campus. As the City Assessor, I have determined that under the Code of Virginia Title 58.1-3221.6 (attached to this letter) the buildings included in the above references, including all buildings on these parcels, are derelict and are considered "Blighted."

The value of the properties will be addressed as part of the 2025 General Reassessment.

If you have questions pertaining to this issue, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Gary L. Eanes".

Gary L. Eanes, ASA
City Assessor for the City of Bristol
Wampler-Eanes Appraisal Group, Ltd.
Vice-President and Owner

Attachment

Exh. D

Virginia Intermont College- updated 7/9/2025

Main and secondary egress doors and hardware compromised and non-operable

Fire protection system compromised and in operable. Large sections removed and damaged

Ceiling tiles removed and damaged, exposing building systems

Drywall throughout damaged, exposing wiring and insulation

Possible mold and mildew damage due to damaged roof and windows

Plumbing systems, including piping and fixtures, damaged and compromised

Most windows damaged or removed, exposing interior to elements

Broken glass throughout interior and exterior, posing safety risk and injury.

Electrical panels, main and subpanels, wiring removed and damaged

Electrical transformers damaged and wiring cut and removed, exposed to weather

Building general wiring damaged, removed and compromised throughout

Roof systems compromised and damaged and leaking

Roof Gutter and drainage systems are damaged, overgrown with vegetation and not supported

Onsite surface water drainage systems compromised and insufficient

Site conditions around buildings overgrown and infested with rodent

Debris from past fires left onsite, possible asbestos material, posing health hazard

Several buildings not secure, open to unauthorized access, deeming buildings unsafe

Elevator cab and shaft damaged and poses safety risk, inoperable.

Several interior walls demolished, exposing shafts and compromising required fire rated assemblies

Exit doors, exit stairs and egress paths blocked and obstructed with debris

Safety guards and handrails damaged or removed

Building(s) exterior siding is compromised, deteriorating and falling off building(s)

Buildings due to no fire protection and being unsecure pose fire and safety risk.

Large amount of mechanical equipment damaged, disassembled and left onsite, blight and safety risk

Heating and air conditioning equipment and ductwork damaged and inoperable

Several Exterior stairs deteriorated and don't provide egress path to public way per Code

Extensive Vegetation growing on building exterior and compromising building systems

Onsite debris posing tripping and fall hazard

Majority of buildings onsite at VI College are considered condemned and uninhabitable.

To be deemed habitable, buildings will require proper permits and stamped architectural plans for extensive repair work. Upon issuance of permit(s), the repairs and new work shall be performed and proper inspections conducted. Upon receiving applicable City Departments approval and Building Official final inspection and approval, a new Certificate of Occupancy for each building will be required to occupy buildings and structures.