

VIRGINIA; SIXTH AVENUE RECONSTRUCTION

(Virginia Steam Plant Site & 6th Avenue Infrastructure Replacement Project)

Legislative Information Sheet – April 9, 2026

THE ASK

The City of Virginia is requesting \$4 million in State bonding for the Virginia; Sixth Avenue Reconstruction project, tied directly to the upcoming steam plant decommissioning.

This is a time-sensitive opportunity to replace failing water, sewer, and stormwater infrastructure while access is available—avoiding higher costs and greater disruption later.

This investment will protect public infrastructure, ensure resident safety, reduce flooding risk, and unlock redevelopment, jobs, and long-term economic growth in our downtown corridor.

PROJECT OVERVIEW

Phase I of the 6th Avenue Reconstruction will replace failing water, sewer, and stormwater systems beneath the former steam plant site and along the 6th Avenue corridor. This investment will modernize infrastructure serving approximately two-thirds of Virginia, reduce flood risk, ensure reliable service, and support redevelopment, job creation, and downtown revitalization.

Preliminary engineering is complete, with final design expected by mid-2026. Construction is planned for 2027 in coordination with steam plant decommissioning, with completion in 2028. The project is ready to advance with funding.

SCOPE OF WORK

Full reconstruction of 6th Avenue including replacement of water, sanitary sewer, and stormwater systems, utility relocation, and complete street, sidewalk, and lighting improvements.

KEY PROJECT BENEFITS

- Protects public health and water quality
- Improves system reliability and reduces emergency repairs
- Reduces flooding and environmental risks
- Supports economic development and redevelopment of a key downtown site

PROJECT COST

- Total Project Cost: \$11.1 million
- Construction Cost: \$9.19 million
- Requested State Funds: \$4.0 million
- Remaining funding: City Levy & Utility Rates

The City of Virginia’s infrastructure is aging, deteriorated, and at risk of failure, with water, sewer, and stormwater systems dating back to the early 1900s that no longer meet current capacity or environmental standards. Undersized and antiquated systems have increased flooding vulnerability across the community, and potential failures could disrupt essential services for residents and businesses.

This project represents a time-sensitive opportunity to replace critical infrastructure efficiently in coordination with the steam plant decommissioning—avoiding higher future costs and minimizing disruption. With 54.9% of residents classified as low-to-moderate income and regional unemployment (5.5%) exceeding state and national averages, the City lacks the capacity to address this level of need alone. Timely investment will reduce public safety and environmental risks while unlocking redevelopment and long-term economic growth in a key downtown corridor.

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