



ADMINISTRATION COMMITTEE MEETING SUMMARY

Finance & Economic Development Standing Committee

Wednesday, February 18, 2026

Committee Notes

1. [Ordinance No. 2026-045](#)

Patron(s): Mayor Avula, Council Member Robertson, Council Member Lynch, Council Member Trammell, Council Member Breton, Council Member Jones, Council Member Newbille

Administration Point of Contact: Letitia Shelton, Director, Department of Finance; Meghan Brown, Director, Department of Budget and Strategic Planning

Summary: To repeal City Code § 12-46, concerning the disposition of revenues derived from the expiration of partial exemptions from real estate taxation and from certain sales of tax delinquent properties, and to amend ch. 12, art. II, of the City Code by adding therein a new section 12-48, concerning disposition of certain real estate tax revenue, for the purpose of providing for the disposition and evaluation of certain revenues for affordable housing initiatives.

Key Points:

- This paper will repeal current Affordable Housing Trust Fund revenue programs: partial real estate exemptions granted as part of the real estate rehab program, and from the sale of tax delinquent properties.
- A new revenue program to fund the Affordable Housing Trust Fund will be developed: the Director of Finance will credit an amount equal to 2.5 percent of the real estate taxes collected or received during the immediately preceding complete fiscal year.
- The new revenue program will commence July 1, 2028. There will be a transition plan spanning fiscal year beginning July 1, 2026, and ending June 20, 2027, and beginning July 1, 2027, and ending June 20, 2028. During this period, the City may leverage the Capital Improvement Program resources to provide funds for the Affordable Housing Trust Fund established in section 16-51 in an amount equal to 2.5 percent of the real estate taxes collected or received by the City pursuant to Section 26-355 during the immediately preceding complete fiscal year.

Fiscal Impact: The joint ordinance would allocate an amount equivalent to 2.5% of revenue from real estate taxes pursuant to Sec. 26-355 collected during the immediately preceding complete fiscal year to the Affordable Housing Trust Fund, with such amount deriving fully from real estate tax revenue beginning in Fiscal Year 2028-2029. The most recent complete fiscal year for which data is publicly available is Fiscal Year 2023-2024 (FY2024), for which 2.5% of real estate tax revenue pursuant to Sec. 26-355 was just over \$11 million.

Administration Recommendation: Adoption of this ordinance.

2. [Ordinance No. 2026-041](#)

Patron(s): Mayor Avula



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Administration Point of Contact: Angie Rodgers, Director, Department of Economic Development

Summary: To amend the FY 2026 General Fund Budget by transferring \$14,700,000.00 from the Contingency Reserve, creating a new line item in the Outside Agencies and Central Appropriations agency entitled “EDA – Diamond District,” and appropriating the transferred funds to the new line item to provide funding to the EDA for redevelopment of the Diamond District.

Key Points:

- This paper enables the City to loan \$14.7M to the EDA, which will provide the EDA with the remaining funding needed to purchase a real estate parcel at 2911 N. Arthur Ashe Boulevard, currently owned by VCU, and known as the “Sports Backers Parcel.”
- The City and the EDA also entered into a Cooperation Agreement dated June 1, 2024, which provides that the City will make available to the EDA such funds as may be necessary for the EDA to satisfy its undertakings pursuant to the Development Agreement. Pursuant to the Development Agreement, the EDA intends to purchase the Sports Backers Parcel from VCU for a purchase price of \$25,000,000, the funding for which would be comprised of (i) the proceeds received by the EDA from its sale of the Phase 1A Property to the Developer in March 2025 and (ii) \$14.7M in funds loaned by the City.
- The EDA intends to repay the loan funds to the City upon selling the Phase 1B and Phase 1C Property to the Developer pursuant to the Development Agreement.

Fiscal Impact: Appropriates \$14.7M to the EDA to support the purchase, which funds will be repaid to the City.

Administration Recommendation: Adoption of this ordinance.

3. [Resolution No. 2026-R011](#)

Patron(s): Mayor Avula

Administration Point of Contact: Letitia Shelton, Director, Department of Finance

Summary: To authorize the issuance of General Obligation Refunding Bonds of the City of Richmond in a principal amount not to exceed \$42.085 million to refund all or portions of the principal maturities of the outstanding Series 2015B General Obligation bonds previously issued by the City, and to authorize the Director of Finance to sell such refunding bonds.

Key Points:

- On December 8, 2015, the City issued its Series 2015B General Obligation Bonds to finance various CIP projects which included various City and School building projects, City infrastructure projects. Based on current market interest rates and analysis, Finance Department staff and our Financial Advisors have identified this bond issue as potential candidates for refunding to enable the City to achieve debt service savings. The outstanding Series 2015B bond issue is being repaid from the General Fund.
- The new refunding bonds will carry similar principal maturities as the old bonds, and thus, will not extend final maturity of this debt.



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- The refunding target will be to achieve approximately three percent or greater Net Present Value savings on each bond issue at the time of the refunding. The actual amount of debt service savings to be achieved in the refunding this debt, if any, will be based on the interest rate environment available in April 2026, at the time of the actual refunding bond pricing.

Fiscal Impact: If current market conditions remain favorable at the time of the proposed bond sale, the refunding would produce debt service savings at or above the approximately three percent Net Present Value targeted threshold, inclusive of all costs of issuance. Based on today's interest rate environment, achieving 3.0% net present value savings on both bond issues would achieve over \$100,000 per year in annual debt service savings over the remaining 12 years. The actual principal amount of bonds to be refunded, however, and any associated debt service savings, will be determined based on many variables, including the interest rate environment and the supply and demand for bonds at the time of the proposed bond sale. All costs of issuance including underwriting, legal and other expenses have been included in the refunding analysis.

Administration Recommendation: Adoption of this resolution.

4. [Resolution No. 2026-R012](#)

Patron(s): Mayor Avula

Administration Point of Contact: Letita Shelton, Director, Department of Finance

Summary: To provide for the issuance of public utility revenue refunding bonds of the City of Richmond in the maximum principal amount of \$294,280,000 to refund all or portions of certain public utility revenue bonds previously issued by the City and to authorize the Director of Finance for and on behalf of the City, to sell such refunding bonds for such purposes, and to authorize the issuance of such bonds as either federally tax-exempt or federally taxable bonds, or both.

Key Points:

- In the fall of 2023, the City locked in a partial refunding of the 2016A bonds. The remaining, unrefunded portion (approximately \$150 million) of the Series 2016A Bonds became currently callable on January 15, 2026. The City successfully closed on a partial tax-exempt refunding of the Series 2020B Bonds in 2023. Now the City may be able to pursue another tax-exempt refunding of all or a portion of the 2020B Bonds outstanding. Based on current market interest rates and analysis, Finance Department staff and our Financial Advisors have identified these bond issue as potential candidates for refunding to enable the City to achieve debt service savings. These two outstanding bond series are being repaid from the Utility Revenue Fund.
- The new refunding bonds will carry similar principal maturities as the old bonds, and thus, will not extend final maturity of this debt.
- The refunding target will be to achieve approximately three percent or greater Net Present Value savings on each bond issue at the time of the refunding. The actual amount of debt service savings to be achieved in the refunding this debt, if any, will be based on the interest rate environment available in May 2026, at the time of the actual refunding bond pricing.



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Fiscal Impact: If current market conditions remain favorable at the time of the proposed bond sale, the refunding would produce debt service savings at or above the approximately three percent Net Present Value targeted threshold, inclusive of all costs of issuance. Based on today's interest rate environment, achieving 3.0% to 4.0% net present value savings on both bond issues would achieve over \$8.5 million in annual debt service savings over the remaining years. The actual principal amount of bonds to be refunded, however, and any associated debt service savings, will be determined based on many variables, including the interest rate environment and the supply and demand for bonds at the time of the proposed bond sale. All costs of issuance including underwriting, legal and other expenses have been included in the refunding analysis.

Administration Recommendation: Adoption of this resolution.

Presentation(s):

1. Department of Finance RVA Pay Updates and Process Improvements ~ Odie Donald, Chief Administrative Officer

[CD.2026.051](#) RVA Pay Updates and Process Improvements

Attachments: [RVA Pay Updates and Process Improvements](#)

Board Vacancies:

None

Discussion Item(s):

None

Staff Report:

None