



City of Richmond Special

900 East Broad Street
Richmond, VA 23219
www.rva.gov/office-city-clerk

Meeting Minutes

Monday, November 6, 2023

4:00 PM

Council Chamber, 2nd Floor - City Hall

Special Meeting

Councilmembers Present

The Honorable Michael Jones, President
The Honorable Kristen Nye, Vice President
The Honorable Andreas Addison
The Honorable Katherine Jordan
The Honorable Ann-Frances Lambert (late arrival)
The Honorable Stephanie Lynch (late arrival)
The Honorable Cynthia Newbille
The Honorable Ellen Robertson

Absent

The Honorable Reva Trammell

Call to Order

Council President Michael Jones called the meeting to order at 4:06 p.m., and presided.

Chamber Emergency Evacuation Plan Announcement and Citizen Speaker Guidelines

Upon the President's request, Deputy City Clerk RJ Warren provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with citizen speaker guidelines.

Introduction of Legislation

[CD.2023.342](#) November 6, 2023 Introduction Papers List

City Council will hold a public hearing on the following ordinances on Monday, November 13, 2023, at 6:00 p.m.:

3. [ORD. 2023-321](#) To amend Ord. No. 2023-071, adopted May 8, 2023, which adopted the Fiscal Year 2023-2024 General Fund Budget and made appropriations pursuant thereto, by (i) transferring the total amount of \$1,389,467.00 from various Non-Departmental agencies, (ii) creating a new line item entitled

“Salvation Army - 1900 Chamberlayne” in the Non-Departmental agency, and (iii) appropriating \$1,389,467.00 of the transferred funds to such new line item in the Non-Departmental agency, all for the purpose of making a grant to operate an inclement weather shelter at 1900 Chamberlayne Avenue. (3rd District)

Patrons: Mayor Stoney

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).

4. [ORD. 2023-322](#) To amend Ord. No. 2023-071, adopted May 8, 2023, which adopted the Fiscal Year 2023-2024 General Fund Budget and made appropriations pursuant thereto, by revising the title of the Non- Departmental line item entitled “JWC Foundation” to “The Richmond Night Market Foundation” for the purpose of reflecting the correct name of the entity for which the appropriation for this line item may be expended.

Patrons: Mayor Stoney

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).

5. [ORD. 2023-323](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Lease Agreement between the City of Richmond, as lessor, and The Shockoe Foundation, as lessee, for the purpose of facilitating the development and operation of a cultural space in a portion of the Main Street Station train shed located at 1500B East Main Street in the city of Richmond. (7th District)

Patrons: Mayor Stoney

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(2).

6. [ORD. 2023-324](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Subgrant and Operating Agreement between the City of Richmond and The Shockoe Foundation, for the purpose of supporting the planning, development, and initial operations of a cultural space to be located at the Main Street Station train shed in the city of Richmond. (7th District)

Patrons: Mayor Stoney

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(2).

7. [ORD. 2023-325](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Contract between the City of Richmond and The Salvation Army for the purpose of providing funding for the operation of an inclement weather shelter at 1900 Chamberlayne Avenue for the period of time between December 1, 2023, and April 15, 2024. (3rd District)

Patrons: Mayor Stoney

This ordinance was introduced and referred to the Education and Human Services Standing Committee meeting on Thursday, November 9, 2023, at 2:00 p.m.

Councilor Stephanie Lynch arrived at 4:08 p.m. and was seated.

Paper for Consideration

The following ordinance was considered:

1. [ORD. 2023-280](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement between the City of Richmond, 700 West 44, LP, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 700 West 44th Street. (5th District)

Patrons: Mayor Stoney

Sherrill Hampton, Department of Housing and Community Development Director, provided an introduction and additional background information regarding the proposed ordinance.

Public Hearing

Whit Clements spoke in opposition of ORD. 2023-280, and stated that he believed the grant associated with the proposed development was being used incorrectly. Mr. Clements also stated that he did not believe the development had enough access to public roads.

Suzette Lyon spoke in opposition of ORD. 2023-280, and stated her concerns with the destruction of a six-acre forest located at the proposed development site.

Faye Ferguson spoke in opposition of ORD. 2023-280, and stated that she believed the city would lose 19 million dollars due to the grant agreement associated with the development. Ms. Ferguson provided documentation that addressed her property value research.

A copy of the material provided has been filed.

Stuart Halloran spoke in opposition of ORD. 2023-280, and stated his concerns with the development's impact on traffic. Mr. Halloran also stated that the current traffic infrastructure was unable to handle fire or emergency vehicles.

Alex Martin spoke in opposition of ORD. 2023-280, and stated his concerns about the development's impact on the forest located at the proposed development site. Mr. Martin also stated he did not believe the development's limited impact on the need for affordable housing units justified the forest destruction.

Marina Alexander, Forest Hill Neighborhood Association member, Reedy Creek Coalition member, Richmond Audubon Society member, spoke in opposition of ORD. 2023-280, and stated her concerns with the development's impact on both Reedy Creek and the forest located at the development site. Ms. Alexander also stated her concerns about the impact on local schools due to the population increase from the development.

Scott Staton spoke in opposition of ORD. 2023-280, and stated he did not believe the tax rate referenced in the developer's grant agreement with the city was fair. Mr. Stanton also stated his concerns about the increase of low-income individuals in the area and that he believed it would increase segregation.

Rain Burroughs spoke regarding ORD. 2023-280 and stated consideration should be continued to allow for more community outreach.

Carolyn Parlette spoke in opposition of ORD. 2023-280, and stated her concerns about the concentration of apartment buildings located at the proposed development site. Ms. Parlette also stated her concerns about the environmental impact of the proposed development.

Vice President Kristen Nye inquired about site improvement costs to be provided by the developer.

Sherrill Hampton, Department of Housing and Community Development Director, stated that the developer provided a letter confirming the intention to pay for improvements to Bassett Avenue and to mitigate flooding. Ms. Hampton also stated that the developer still needed to finalize the improvements with city administration.

Lelia Pendleton spoke in opposition of ORD. 2023-280, and stated her concerns about the development's impact on traffic. Ms. Pendleton also stated that she did not believe the city adequately reviewed the development's potential impact on the environment.

Councilor Stephanie Lynch addressed the city's grant contract agreements related to affordable housing development, and she requested that Council or a designated standing committee receive a presentation on the process. Councilor Lynch stated her concerns about the development's impact on egress, and she requested additional information from the developer.

Councilor Ann-Frances Lambert arrived at 4:43 p.m. and was seated.

Preston Lloyd, representing the ORD. 2023-280 applicant, addressed Council and stated the developer is exploring options to increase street access for emergency vehicles. Mr. Lloyd also confirmed that the units would be rented at a 60% area median income (AMI) rate with some fluctuation expected.

Ms. Hampton informed Council that 108 units will have rental rates between 51% and 80% AMI, and she noted that an additional 36 units will be rented at rates below 50% AMI.

Councilor Katherine Jordan stated she did not believe rental rates of 80% AMI provided affordability relief. Councilor Jordan also stated her concerns with the loss of green space due to the development, and she inquired if city administration had any information to provide regarding egress improvements.

Kevin Vonck, Department of Planning and Development Review Director, informed Council about city administration's process for approving the development's construction plans.

Councilor Ellen Robertson stated that more units at the 50% AMI were needed, but she noted her support of the 80% AMI rate providing housing options for many city employees. Councilor Robertson also stated that more investment was needed to provide affordable housing in the city. Councilor Robertson informed members that she supported the proposed development.

Councilor Andreas Addison stated the city needed to be mindful of tree canopies, but that the city needed to do what is necessary to address affordable housing options for professionals in the city. Councilor Addison also stated that he believed the grant contract agreement with the development would save the city money. Councilor Addison requested that Council receive a briefing on the city's grant agreement process.

Councilor Cynthia Newbille stated the development was by-right, and that she supported the city using a grant agreement to address the city's need for affordable housing units.

Councilor Jordan stated her concerns with development projects in the city impacting the city's tree canopy and green spaces.

President Michael Jones requested that the Office of the Council Chief of Staff note Council's Jordan's concern for future discussion.

Vice President Kristen Nye addressed the legislative history of the proposed development, and she noted her support for the affordable housing aspect of the project.

President Jones stated his appreciation for city administration's work to increase affordable housing options in multiple Council districts. President Jones also stated that the city was becoming unaffordable for certain residents, and he noted that the city needed to address the affordability issue before it was too late.

There were no further comments or discussions and ORD. 2023-280 was adopted: Ayes 7, Addison, Jordan, Lambert, Robertson, Newbille, Nye, Jones. Noes None. Abstentions 1, Lynch.

Motion for Expedited Consideration

Councilor Katherine Jordan moved to expedite consideration of the following resolution:

2. [RES. 2023-R054](#) To appoint Bret Lewis as the Interim City Auditor.

Patrons: President Jones

The motion was seconded and approved: Ayes 8, Addison, Jordan, Lambert, Robertson, Lynch, Newbille, Nye, Jones. Noes None.

President Michael Jones provided an introduction of the proposed resolution.

**There were no further comments or discussions and RES. 2023-R054 was adopted:
Ayes 8, Addison, Jordan, Lambert, Robertson, Lynch, Newbille, Nye, Jones. Noes
None.**

Adjournment

There being no further business before the Council, the meeting adjourned at 5:27 p.m.

CITY CLERK