



City of Richmond

Navy Hill Development Proposal

Work Session Minutes

900 East Broad Street
Richmond, VA 23219
www.richmondgov.com/cityclerk

Monday, September 23, 2019

10:00 AM

Council Chamber, 2nd Floor - City Hall

Councilmembers Present

The Honorable Cynthia Newbille, President
The Honorable Andreas Addison (early departure)
The Honorable Michael Jones
The Honorable Kristen Larson
The Honorable Ellen Robertson

Absent

The Honorable Chris Hilbert, Vice President
The Honorable Parker Agelasto
The Honorable Kim Gray
The Honorable Reva Trammell

Staff Present

Haskell Brown, Deputy City Attorney
Meghan Brown, Interim Council Chief of Staff
Allen Jackson, City Attorney
Pamela Nichols, Assistant City Clerk

President Cynthia Newbille called the meeting to order at 10:25 a.m., and presided.

Upon the President's request, Assistant City Clerk Pamela Nichols provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency.

President Newbille provided an overview for the work sessions. President Newbille stated along with the work sessions, Council would consider nominations for the Navy Hill Advisory Commission at its upcoming Informal Meeting, and would retain an independent consultant to review the project.

Councilor Kristen Larson asked for an explanation as to how the relationship between the commission, the independent consultant and Council result in a comprehensive review of the project.

Councilor Ellen Robertson stressed that Council needs to establish deadlines for the review process and an effective method to disseminate information between members of the Navy Hill Development Advisory Commission and the independent consultant.

Project Overview, Background and Land Use

Leonard Sledge, director of Economic Development, provided an overview of the Navy Hill project. Mr. Sledge reported that the Economic Development Authority would issue non-recourse revenue bonds that have no moral or general obligations by the city. Mr. Sledge further reported the project would not create any new special tax assessments or tax districts for citizens and property owners. Mr. Sledge also reported on potential benefits of the project.

A copy of the material provided has been filed.

Michael Hallmark, founding partner of Future Cities, LLC, and development manager with the Navy Hill Development team, presented an overview of the Navy Hill project which included the mission of the organization and examples of arena anchored district developments.

Jennifer Mullen, member at Roth Jackson Gibbons Condlin, PLC, presented background information on the ordinances associated with the proposed Navy Hill Development project.

Susan Eastridge, development manager with the Navy Hill Development team, presented information on financing models, the development summary, arena financing, community benefits and minority business participation in the project.

A copy of the material provided has been filed.

Councilor Kristen Larson requested a breakdown of the 30-year revenue projections and expenditures for the project. Councilor Larson also requested that all responses provided to Council during the work sessions be made available for public viewing.

Members of Council asked a series of questions regarding minority business participation throughout the project and the city's plan to have appraisals for properties included in the proposed project.

Meghan Brown, interim council chief of staff, stated staff will compile the list of questions to be submitted to city administration for responses by the next work session.

The meeting recessed at 12:34 p.m.

President Cynthia Newbille reconvened the meeting to order at 1:05 p.m., and summarized the list of information requested by members of Council.

Adjournment

There being no further business, the meeting adjourned at 1:10 p.m.