

INTRODUCED: May 8, 2024

Expedited Consideration

A RESOLUTION No. 2024-R015

To appoint the initial members of the Board of Directors for the Diamond District Community Development Authority.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 8 2024 AT 3 P.M.

WHEREAS, on April 8, 2024, Ordinance No. 2024-112 (the “CDA Ordinance”) was introduced for the purpose of creating the Diamond District Community Development Authority (the “Authority”); and

WHEREAS, pursuant to section 7 of the CDA Ordinance, all members of the Board of Directors for the Diamond District Community Development Authority (the “CDA Board”) shall be appointed by the Council in accordance with section 15.2-5113 of the Virginia Water and Waste Authorities Act, Chapter 51, Title 15.2, Code of Virginia of 1950, as amended (the “Act”) and further provides that the “initial members of the CDA Board shall be as set forth in [Exhibit A to] the Articles of Incorporation [for the Authority] for the terms set forth therein;” and

AYES:            6            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    MAY 8 2024    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

WHEREAS, in accordance with the Act and the Authority's Articles of Incorporation, the Council desires to appoint the initial members of the CDA Board and designate the corresponding terms of office for such members as set forth on Exhibit A to the Authority's Articles of Incorporation, a copy of which is attached to this resolution;

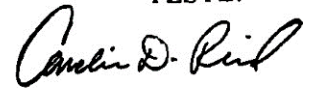
NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby appoints the initial members of the CDA Board and designates the corresponding terms of office for such members as set forth on Exhibit A to the Authority's Articles of Incorporation, a copy of which is attached to this resolution.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in cursive script, appearing to read "Carolin D. Reed".

**City Clerk**

**Exhibit A**

**Names, Addresses and Terms of Initial Members**

<b>Name and Address</b>	<b>Term of Office</b>	
	<b>Commences</b>	<b>Expires</b>
<b>Bill Pantele</b> 15 E. Franklin Street Richmond, Va. 23219	May 8, 2024	April 30, 2028
<b>Nupa Agarwal</b> 317 W. Marshall Street Richmond, Va. 23220	May 8, 2024	April 30, 2028
<b>David Harris</b> 1704 Kinsale Court Richmond, Va. 23228	May 8, 2024	April 30, 2028
<b>Michael Schewel</b> 318 Greenway Lane Richmond, Va. 23226	May 8, 2024	April 30, 2028
<b>Tameka Jefferson</b> 3504 Banana Lane Midlothian, Va. 23112	May 8, 2024	April 30, 2028



# City of Richmond

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2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-0423**

**File ID:** Admin-2024-0423

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 05/03/2024

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 05/08/2024

### Indexes:

**Agenda Number:**

### Patron(s):

**Enactment Date:**

**Attachments:** Updated DD CDA - Ex. A (Initial Board Members) to Articles of Inc. for CDA (Attachment to OR Transmittal for Res. to Appoint CDA Board Members), Updated - DD CDA Creation Ord. (No. 2024-112) with Completed Exhibit A to Articles of Incorporation Inserted (page 19 of pdf) (Attachment to OR Transmittal for Res

**Enactment Number:**

### Contact:

**Introduction Date:**

**Drafter:** Katie.McConnell@rva.gov

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/3/2024	Sharon Ebert	Approve	5/7/2024
1	2	5/3/2024	Jeff Gray - FYI	Notified - FYI	
1	3	5/3/2024	Lincoln Saunders	Approve	5/7/2024
1	4	5/3/2024	Cordell Hayes - FYI	Notified - FYI	
1	5	5/6/2024	Mayor Stoney	Approve	5/7/2024

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:



Text of Legislative File Admin-2024-0423

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** May 1, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**FROM:** Sharon L. Ebert, Deputy Chief Administrative Officer - Planning & Economic Development Portfolio

**RE: Appointment of Initial Board Members of the Diamond District CDA**

**ORD. OR RES. No.**

**PURPOSE:** To appoint the initial members of the Board of Directors for the Diamond District Community Development Authority Board (the “CDA Board”) and designate the corresponding terms of office therefore.

**BACKGROUND:**

Ordinance No. 2024-112 (the “CDA Ordinance”) was introduced at City Council’s April 8, 2024, meeting for the purpose of creating the Diamond District Community Development Authority and is set for public hearing on May 8, 2024. Section 7 of the CDA Ordinance provides that (i) all CDA Board members shall be appointed by the Council in accordance with the provisions of the [CDA Act]” and (ii) the “initial members of the CDA Board shall be as set forth in [Exhibit A to] the Articles of Incorporation for the terms set forth therein.” Exhibit A to the Articles of Incorporation, as attached to the CDA Ordinance, states that such exhibit is to be completed prior to Council’s adoption of the CDA Ordinance by inserting therein Name/Address and Term of Office of each initial CDA Board Member.

The purpose of the resolution requested by this O&R Transmittal is for Council to select and appoint the initial CDA Board Members and designate the corresponding Terms of Office for each such Member, all as set forth in the completed Exhibit A to the Articles of Incorporation attached hereto.

Further Background (from O&R Transmittal for Ord. No. 2024-112):

In furtherance of the planned development of the approximately 67.6 acre Diamond District, the Economic Development Authority of the City of Richmond, Virginia (the “EDA”) petitioned the City to create the Diamond District Community Development Authority (the “CDA”) pursuant to Virginia Code Section 15.2-5153. The EDA is currently the fee simple owner of appx. 47.631 acres of real estate within the geographic boundaries of the appx. 67.6-acre area comprising the proposed CDA (the “CDA District”), which easily exceeds the statutory requirement to petition for creation of a CDA (i.e., ownership of 51% or more of the total land area within the CDA District).

Establishing the CDA would provide an additional financing option by creating “a mechanism for providing or otherwise funding certain public infrastructure improvements, facilities and services that are necessary or desirable for development or redevelopment within or affecting the [Diamond District] or to meet the increased demands placed upon the City as a result of development or redevelopment within or affecting the [Diamond District].” The proposed ordinance for creation of the CDA authorizes the CDA to fund public infrastructure and the operation of the CDA through the issuance of bonds and imposition of “rates, fees and charges for the use of, or the benefit derived from, the services and/or facilities provided, owned, operated, or financed by the CDA benefiting property within the CDA District (including, but not limited to, a hotel surcharge on guest stays at hotels located in the CDA District and a consumer use surcharge on consumer purchases occurring in the CDA District) to be imposed pursuant to § 15.2-5158(A)(6).”

Creation of the CDA (a) will benefit the citizens of the City by promoting increased employment opportunities in the City, (b) will facilitate the successful expansion of the City’s tax base through increased real property, personal property, sales, meals and business, professional and occupational license tax revenues from the increase in investment and economic activity in the CDA District, (b) will be necessary or desirable for development or redevelopment within or affecting the CDA District or to meet the increased demands placed upon the City as a result of development or redevelopment within or affecting the CDA District and (c) will provide new recreational facilities for use by residents of the City and the Commonwealth of Virginia (the “Commonwealth”).

The CDA will be an independent legal entity led by a Board consisting of five members, all of which are to be appointed by City Council. The appointment of the initial five members must be made by Council upon adoption of the ordinance creating the CDA. An example of sample criteria for the types of qualifications is attached to this OR Transmittal for reference.

**COMMUNITY ENGAGEMENT:** The goals for development of the Diamond District are based upon the Richmond 300 Master Plan. The City hosted numerous public meetings as part of the Richmond 300 process generally, and four meetings specifically about the Greater Scott’s Addition Area to guide the creation of the Small Area Plan. The City also hosted two surveys specific to Greater Scott’s Addition and garnered over 1,300 responses. The meetings and survey responses aided the City in drafting the vision and primary next steps as well as the district and open space plans included in Richmond 300 to guide the redevelopment of Greater Scott’s Addition. The draft Greater Scott’s Addition Small Area Plan was presented to the community in February 2020 and the final Plan was adopted as part of Richmond 300 in December 2020. During the process to rezone several hundred acres of land in Greater Scott’s Addition, the City hosted two public meetings and received generally

positive feedback on the proposed rezoning. The rezoning was approved by City Council in July 2021. City staff gave update presentations on the solicitation process at six City Council meetings from October 2021 to August 2022.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** Creation of the CDA has no direct impact on current City revenues as all parcels within the CDA boundaries are currently owned by governmental entities (City/EDA/VCU) and exempt from taxation.

**DESIRED EFFECTIVE DATE:** Upon adoption of this Ordinance

**REQUESTED INTRODUCTION DATE:** Special Meeting of Council on May 8, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** Special Meeting of Council on May 8, 2024  
(Expedited Resolution)

**REQUESTED AGENDA:** Regular Agenda

**RECOMMENDED COUNCIL COMMITTEE:** None (Expedited Resolution)

**AFFECTED AGENCIES:** Mayor, Chief Administrative Officer, Office of the City Attorney, Department of Economic Development, Department of Planning & Development Review, Department of Finance, Department of Public Works, Department of Public Utilities

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Ord. No. 2024-112 (To create the Diamond District CDA)

Other Diamond District-related legislation includes (i) Ord. No. 2024-113 (To authorize the CAO to execute the Diamond District Redevelopment Project Purchase and Sale and Development Agreement by and between the City, Diamond District Partners, LLC, and the EDA), (ii) Ord. No. 2024-111 (To authorize the issuance of G.O. bonds to finance baseball stadium construction), and (iii) Ord. No. 2024-114 (To approve a plan to finance certain public infrastructure in connection with redevelopment of the Diamond District and to approve a Cooperation Agreement between the City and the EDA to make funds available to the EDA for costs incurred in connection with such redevelopment).

**ATTACHMENTS:**



-Exhibit A (completed version) to the Articles of Incorporation of Diamond District Community Development Authority

-Ord. No. 2024-112 (To create the Diamond District CDA) with the completed version of Exhibit A to the Articles of Incorporation of Diamond District Community Development Authority inserted therein

**STAFF:** Sharon Ebert, DCAO - Planning & Economic Development Portfolio  
Leonard Sledge, Director - Department of Economic Development  
Matt Welch, Senior Policy Advisor - Planning & Economic Development Portfolio