



City of Richmond

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

Formal Meeting Minutes

Monday, September 23, 2024

6:00 PM

Council Chamber, 2nd Floor - City Hall

Councilmembers Present

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

Call to Order

Council President Kristen Nye called the meeting to order at 6:03 p.m. and presided.

Chamber Security and Spanish Interpretation Announcements

Security policies and expected conduct for members of the public present in the Council Chamber were announced.

City Clerk Candice Reid stated that Spanish interpretation service was available in the Council Chamber and that attendees should speak with a representative to receive the appropriate equipment. City Clerk Reid also stated that Spanish interpretation service was available virtually through Microsoft Teams.

Roxana Talavera-Denson, Language Access Coordinator, Office of Immigrant and Refugee Engagement, then provided Spanish interpretation of previously provided announcements.

Pastor Vernon Gordon of The Life Church RVA, 5515 Bryce Lane, Richmond, Virginia, provided the invocation.

Members of Council and the audience recited the Pledge of Allegiance.

Chamber Emergency Evacuation Plan Announcement and Public Speaker Guidelines

Upon the President's request, Council Management Analyst Pamela Nichols provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with public speaker guidelines.

Action on Appointments and Reappointments

There were no appointments or reappointments.

Awards and Presentations

[CD.2024.285](#) 20240923 Formal Awards and Recognitions Ceremony Docket

A copy of the material provided has been filed.

Councilor Cynthia Newbille, on behalf of City Council, honored and recognized Richmond Co-Responder and Crisis Responder Week.

Public Comment

[CD.2024.286](#) September 23, 2024 Public Comment Period Speakers List

A copy of all material provided has been filed.

Amy Scharf addressed Council and stated her concerns regarding the events of October 7, 2023, in Israel. Ms. Scharf requested that Council commit to taking action to improve the lives of city residents.

Tara Morand addressed Council and requested that members adopt a proposed ceasefire resolution related to the conflict in Gaza. Ms. Morand also requested that Council improve city services.

Jamie Weinstein addressed Council and stated her appreciation for recent city infrastructure improvements. Ms. Weinstein also stated that she did not believe a Gaza related ceasefire resolution should be a concern for Council.

Anna Mackiewicz addressed Council and stated her concerns about unhoused individuals in the city. Ms. Mackiewicz also stated that the city and local businesses should do more to help individuals impacted by a housing crisis in the city.

Kathy Brown addressed Council and stated her concerns about the Department of Public Utilities (DPU) estimating her water bill. Ms. Brown also stated that she believed the estimates were incorrect, and she requested that DPU be audited.

President Kristen Nye informed Ms. Brown that city staff was available in the Chamber to address her concern.

Christine Peterson, Richmond Public Library Board Chair, addressed Council and informed members of recent Richmond Public Library Board accomplishments. Ms. Peterson also provided a handout that detailed library services available to the public.

Vice President Ann-Frances Lambert requested to be a co-patron of ORD. 2024-186, ORD. 2024-187, ORD. 2024-216, ORD. 2024-225, ORD. 2024-227, ORD. 2024-228, ORD. 2024-232, RES. 2024-R029, and RES. 2024-R032.

President Kristen Nye recessed the meeting at 6:38 p.m.

Councilor Andreas Addison arrived at 6:40 p.m.

President Nye reconvened the meeting at 6:45 p.m.

Councilor Ellen Robertson requested to be added as a co-patron of ORD. 2024-187, ORD. 2024-206, ORD. 2024-229, ORD. 2024-230, ORD. 2024-231, ORD. 2024-233, and RES. 2024-R029.

Councilor Katherine Jordan requested to be added as a co-patron to RES. 2024-R027.

Agenda Review and Amendments

Vice President Ann-Frances Lambert moved to amend the agenda as follows:

1. [ORD. 2024-186](#) To amend City Code § 21-4, concerning definitions related to public procurement, and to amend Ch. 21, art. II, by adding therein new section 21-74, concerning the payment of prevailing wages for certain construction contracts, as authorized by Va. Code § 2.2-4321.3(C). (As Amended)

Patrons: Ms. Lynch, President Nye, Ms. Robertson, Mayor Stoney, Mr. Addison, Ms. Jordan, Ms. Newbille and Vice President Lambert

To be amended and continued to Tuesday, October 15, 2024

2. [ORD. 2024-187](#) To amend City Code §§ 26-871, concerning the establishment of annual license taxes, and 26-873, concerning exemptions to license taxes, to increase the threshold for business, professional and occupational license taxes from \$250,000.00 to \$500,000.00.

Patrons: Mr. Addison, Ms. Lynch, Vice President Lambert and Ms. Robertson

To be continued to Tuesday, October 15, 2024

4. [ORD. 2024-198](#) To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building containing up to 12 dwelling units, upon certain terms and conditions. (As Amended) (5th District)

Patrons: Mayor Stoney (By Request)

To be amended and continued to Tuesday, October 15, 2024

38. [ORD. 2024-222](#) To amend and reordain City Code § 26-355, concerning the levy of tax on real estate, to establish a tax rate of \$1.16 for the tax year beginning Jan. 1, 2025, pursuant to Va. Code § 58.1-3321(b), and increasing such rate from the Rolled Back Tax Rate of \$1.136 as computed in accordance with Va. Code § 58.1-3321(a).

Patrons: Ms. Trammell, Ms. Robertson and Vice President Lambert

To be continued to Tuesday, October 15, 2024

39. [ORD. 2024-223](#) To amend and reordain City Code § 26-355, concerning the levy of tax on real estate, to establish a tax rate of \$1.20 for the tax year beginning Jan. 1, 2025, pursuant to Va. Code § 58.1-3321(b), and increasing such rate from the Rolled Back Tax Rate of \$1.136 as computed in accordance with Va. Code § 58.1-3321(a).

Patrons: President Nye

To be continued to Tuesday, October 15, 2024

That motion was seconded and unanimously approved.

The Consent Agenda

The following ordinances and resolutions were considered:

3. [ORD. 2024-196](#) To authorize the special use of the property known as 1513 North 22nd Street for the purpose of [a] two single-family detached [dwelling] dwellings, upon certain terms and conditions. (As Amended) (7th District)

Patrons: Mayor Stoney (By Request)

This ordinance was adopted.

5. [ORD. 2024-205](#) To erect all-way stop signs at the intersections of Cutshaw Avenue and Roseneath Road, Cutshaw Avenue and Tilden Street, Cutshaw Avenue and Cleveland Street, and Cutshaw Avenue and North Belmont Avenue (1st District)

Patrons: Mr. Addison

This ordinance was adopted.

6. [ORD. 2024-206](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$1,350,000.00 from the United States Department of Transportation, and to amend the Fiscal Year 2024-2025 Special Fund Budget by creating a new special fund for the Department of Planning and Development

Review called the Reconnect Jackson Ward Special Fund, and to appropriate the increase to the Fiscal Year 2024-2025 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Planning and Development Review's Reconnect Jackson Ward Special Fund by \$1,350,000.00, for the purpose of funding the implementation of the Reconnect Jackson Ward project.

Patrons: Mayor Stoney, Vice President Lambert and Ms. Robertson

This ordinance was adopted.

7. [ORD. 2024-211](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$5,000.00 from Henrico County, and to amend the Fiscal Year 2024-2025 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Neighborhood and Community Services' "OAA Resource Mapping Project Special Fund" by \$5,000.00, for the purpose of creating a resource map in collaboration with Henrico County to combat the opioid crisis.

Patrons: Mayor Stoney

This ordinance was adopted.

8. [ORD. 2024-212](#) To amend Ch. 2, Art. V of the City Code by adding therein a new div. 22, consisting of §§ 2-1202.9-2-1202.14, for the purpose of establishing the Public Art Commission.

Patrons: Mayor Stoney

This ordinance was adopted.

9. [ORD. 2024-213](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Mitigation Plan Memorandum of Agreement between the City of Richmond; the Virginia Department of Historic Resources, the State Historic Preservation Office of the Commonwealth of Virginia; and Canterbury Development Group LLC, for the purpose of ensuring City compliance with that certain Programmatic Agreement between the City and the Virginia State Historic Preservation Office, dated Jun. 24, 2019, and most recently amended Jun. 18, 2024, through establishment of an agreement to mitigate an adverse effect related to the development of Swansboro Place located at 2008 Hull Street. (8th District)

Patrons: Mayor Stoney

This ordinance was adopted.

10. [ORD. 2024-214](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia

Department of Transportation for the purpose of providing funding for the installation of 300 traffic signal controllers and the modernization of 70 cabinets.

Patrons: Mayor Stoney

This ordinance was adopted.

11. [ORD. 2024-215](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Central Virginia Transportation Authority for the purpose of funding the Hull Street Phase II project.

Patrons: Mayor Stoney

This ordinance was adopted.

12. [ORD. 2024-216](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Central Virginia Transportation Authority to provide funding for the North South BRT project.

Patrons: Mayor Stoney and Vice President Lambert

This ordinance was adopted.

13. [ORD. 2024-219](#) To amend Ord. No. 2023-181, adopted Jun. 26, 2023, which authorized the Chief Administrative Officer to submit a PY 2023 / FY 2024 Annual Action Plan to the U. S. Department of Housing and Urban Development (HUD) as an application for the receipt of Community Development Block Grant (CDBG) funds, HOME Investment Partnership (HOME) funds, Emergency Solutions Grant (ESG) funds and Housing Opportunities for Persons with AIDS (HOPWA) funds; to accept funds from the U. S. Department of Housing and Urban Development in the total amount of \$9,085,062.00; and to appropriate \$9,085,062.00 for various projects, to modify a certain HOME project name and subrecipient.

Patrons: Mayor Stoney

This ordinance was adopted.

14. [ORD. 2024-220](#) To declare a public necessity for and to authorize the Chief Administrative Officer to acquire by gift, purchase, condemnation, or otherwise certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, for the transportation improvements as part of James River Branch Trail Project from 49th street to its intersection with Hopkins Road.

Patrons: Mayor Stoney

This ordinance was adopted.

15. [ORD. 2024-221](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a YMCA of Greater Richmond Grant Contract between the City of Richmond and the Young Men's Christian Association of Greater Richmond for the purpose of operating after-school childcare programs at six elementary schools administered by the School Board of the City of Richmond during the 2024-2025 school year.

Patrons: Mayor Stoney and Ms. Newbille

This ordinance was adopted.

16. [ORD. 2024-224](#) To approve the Work Plan and Budget for the fiscal year ending June 30, 2025, for the provision of services in the Downtown Special Service and Assessment Districts.

Patrons: Ms. Robertson

This ordinance was adopted.

17. [ORD. 2024-225](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute an Operational Agreement for Cooperative Partnerships for Opioid Abatement Authority Awards between the City of Richmond and Henrico County for the purpose of creating a resource map in collaboration with Henrico County to combat the opioid crisis.

Patrons: Mayor Stoney, Ms. Newbille, Ms. Robertson, Ms. Lynch and Vice President Lambert

This ordinance was adopted.

18. [ORD. 2024-226](#) To authorize the Chief Administrative Officer for, and on behalf of the City of Richmond, to accept funds in the amount of \$178,170.00 from the Virginia Opioid Abatement Authority, and to amend the Fiscal Year 2024-2025 Special Fund Budget by creating a new special fund for the Department of Neighborhood and Community Services called the "OAA Resource Mapping Project Special Fund," and to appropriate the increase to the Fiscal Year 2024-2025 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Neighborhood and Community Services' "OAA Resource Mapping Project Special Fund" by \$178,170.00, for the purpose of creating a resource map in collaboration with Henrico County to combat the opioid crisis.

Patrons: Mayor Stoney, Ms. Newbille, Ms. Robertson and Ms. Lynch

This ordinance was adopted.

19. [ORD. 2024-227](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$482,711.00 from

the Virginia Opioid Abatement Authority, to amend the Fiscal Year 2024-2025 Special Fund Budget by creating certain new special funds for the Department of Neighborhood and Community Services, and to appropriate the increase to the Fiscal Year 2024-2025 Special Fund Budget by increasing estimated revenues and the total amount appropriated to the Department of Neighborhood and Community Services' new special funds by \$482,711.00, for the purpose of creating a resource map to combat the opioid crisis.

Patrons: Mayor Stoney, Ms. Newbille, Ms. Robertson, Ms. Lynch and Vice President Lambert

This ordinance was adopted.

20. [ORD. 2024-228](#) To amend Ord. No. 2024-099, adopted May 13, 2024, which adopted the Fiscal Year 2024-2025 General Fund Budget and made appropriations pursuant thereto, by (i) revising the title of the Non-Departmental line item entitled "Young Men's Christian Association of Greater Richmond (for Core Model Fund)" to "Young Men's Christian Association of Greater Richmond (for Middle School Alliance)," (ii) transferring \$100,000.00 from the Department of Neighborhood and Community Services, (iii) appropriating \$50,000.00 of the transferred funds to the "Young Men's Christian Association of Greater Richmond (for Middle School Alliance)" line item in the Non-Departmental agency, and (iv) appropriating \$50,000.00 of the transferred funds to the "Boys & Girls Clubs of Metro Richmond" line item in the Non-Departmental agency, all for the purpose of supporting the coordination of afterschool programming at six Richmond Public Schools middle schools.

Patrons: Mayor Stoney, Ms. Newbille, Ms. Lynch and Vice President Lambert

This ordinance was adopted.

21. [ORD. 2024-229](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to enter into the Twenty-Seventh Commercial Area Revitalization Effort Program Cooperation Agreement between the City of Richmond, Virginia, and the Economic Development Authority of the City of Richmond for the purpose of providing for the operation of the Commercial Area Revitalization Effort ("CARE") Program.

Patrons: Mayor Stoney, Ms. Lynch and Ms. Robertson

This ordinance was adopted.

22. [ORD. 2024-230](#) 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, New Manchester Flats VI Multifamily, LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable housing development located at 1021 East 4th Street. (6th District)

Patrons: Mayor Stoney and Ms. Robertson

This ordinance was adopted.

23. [ORD. 2024-231](#) 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, Commonwealth Catholic Charities Housing Corporation, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 1031 Fourquarean Lane. (6th District)

Patrons: Mayor Stoney and Ms. Robertson

This ordinance was adopted.

24. [ORD. 2024-232](#) 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, Bellevue Gardens VA LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 1711 Bellevue Avenue and 3940 Rear Rosewood Avenue. (3rd District)

Patrons: Mayor Stoney and Vice President Lambert

This ordinance was adopted.

25. [ORD. 2024-233](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Performance Agreement between the City of Richmond, 1203 E Brookland LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable housing development located at 1203 East Brookland Park Boulevard. (6th District)

Patrons: Mayor Stoney and Ms. Robertson

This ordinance was adopted.

26. [ORD. 2024-234](#) 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, 6951 Carnation Multifamily, LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 6951 West Carnation Street. (9th District)

Patrons: Mayor Stoney

This ordinance was adopted.

27. [ORD. 2024-235](#) 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, Standard Development Partners LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development

located at 250 East German School Road. (9th District)

Patrons: Mayor Stoney

This ordinance was adopted.

28. [ORD.](#)
[2024-236](#) 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, Lynhaven Ridge VA LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 2510 Lynhaven Avenue. (8th District)

Patrons: Mayor Stoney

This ordinance was adopted.

29. [ORD.](#)
[2024-237](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a General Services Administration Public Buildings Service Lease Amendment between the City of Richmond and the United States Government for the purpose of increasing the number of parking spaces for federal employees at a parking facility located at 500 East Marshall Street. (6th District)

Patrons: Mayor Stoney

This ordinance was adopted.

30. [ORD.](#)
[2024-238](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute The Second Enterprise Zone Cooperation Agreement between the City of Richmond and the Economic Development Authority of the City of Richmond for the purpose of administering the Enterprise Zone Program to stabilize and revitalize enterprise zone areas by stimulating private investment through financial incentives.

Patrons: Mayor Stoney and Ms. Lynch

This ordinance was adopted.

31. [RES.](#)
[2024-R027](#) To declare evictions without legal representation as a public crisis and to support right-to-counsel programs and programs increasing access to counsel for residents of the city of Richmond facing eviction as a critical necessity.

Patrons: City Council

This resolution was adopted.

32. [RES.](#)
[2024-R029](#) To support the designation of the city of Richmond as an Inclusive Recovery City and to support the Mayor's commitment to providing resources to persons in recovery from addiction.

Patrons: Mayor Stoney, Ms. Lynch, Vice President Lambert and Ms. Robertson

This resolution was adopted.

33. [RES. 2024-R030](#) To adopt, pursuant to City Code § 21-44, procedures for utilizing construction management or design-build contracts.

Patrons: Mayor Stoney

This resolution was adopted.

34. [RES. 2024-R031](#) To approve the Richmond Metropolitan Transportation Authority's bond issuance as required by Va. Code § 33.2-2902(16).

Patrons: Mayor Stoney

This resolution was adopted.

35. [RES. 2024-R032](#) To express support for the master plan for the project known as the "Shockoe Project" and to request that the Chief Administrative Officer (i) endeavor to coordinate the execution of a certain document for any material changes to such master plan and (ii) provide the Council with quarterly reports concerning the implementation and construction of such project.

Patrons: Ms. Newbille, Ms. Jordan, Ms. Robertson and Vice President Lambert

This resolution was adopted.

Public Hearing

Robert Cordova spoke in opposition of ORD. 2024-205, and stated his concerns about the impact of the proposed stop signs. Mr. Cordova also stated that the city should not rely on all-way stop signs to calm traffic.

Martin Wegbreit, Central Virginia Legal Aid Society emeritus pro bono attorney, spoke in support of RES. 2024-R027, and stated that the right-to-counsel would help city residents remain housed and avoid unnecessary evictions.

Dale Reed, Central Virginia Legal Aid Society Housing Attorney, spoke in support of RES. 2024-R027, and informed Council of her experience as legal counsel involved with eviction proceedings in the city. Ms. Reed provided examples of unlawful evictions that were prevented due to a resident having the assistance of legal counsel.

David Tisel, Hunton Andrews Kurth pro bono fellow, spoke in support of RES. 2024-R027, and stated legal representation can help prevent unnecessary evictions. Mr. Tisel also stated that the proposed resolution would help increase the Central Virginia Legal Aid Society's resources to assist residents in need of legal representation.

Courtney Farrar, RVA Rapid Transit Ambassador, spoke in support of ORD. 2024-216, and stated that the proposed North South Bus Rapid Transit (BRT) route will increase ridership and provide needed transportation. Ms. Farrar also spoke in support of RES. 2024-R027.

Bridgette Whitaker spoke in support of RES. 2024-R027, and she also stated that the city needed to ensure it has the ability to provide needed resources related to RES. 2024-R029 regarding the designation of the city as an Inclusive Recovery City.

Claire Moore, Virginia Commonwealth University (VCU) Health registered nurse, spoke in support of RES. 2024-R027, and informed Council of her experience providing health care to unhoused residents. Ms. Moore also stated her concerns about the difficulty unhoused residents have with obtaining sufficient health care.

Kathleen Kramer, Enterprise Community Development representative, spoke in support of ORD. 2024-233, expressed her appreciation to Council, and stated that the proposed development would help increase the amount of affordable housing options in the city.

Councilor Andreas Addison stated his appreciation for members of the public and Council that supported RES. 2024-R027. Councilor Addison also stated the right-to-counsel will help residents stay housed and help facilitate amicable solutions between residents and landlords regarding overdue rent.

Councilor Stephanie Lynch stated her support for RES. 2024-R027, and requested that the city do more to lower the amount of evictions in the city.

Councilor Nicole Jones stated her support for RES. 2024-R027, and stated that the resolution should lead to more discussions regarding how the city can address housing instability. Councilor Jones also stated that the city needed to examine how to increase funding for right-to-counsel in the next fiscal year budget.

Councilor Ellen Robertson stated her support for RES. 2024-R027, and she also stated the city needed to address affordable housing and poverty in the city.

Councilor Cynthia Newbille stated her support for RES. 2024-R027, and she also stated that the city needed to improve its strategy to address housing instability.

Vice President Ann-Frances Lambert stated her support for RES. 2024-R027, and she also stated that Council and residents need to lobby the General Assembly of Virginia to provide the city more options to address housing instability. Vice President Ann-Frances Lambert requested to be added as a co-patron of ORD. 2024-222.

There were no further comments or discussions and the Consent Agenda was unanimously adopted.

The Regular Agenda

The following ordinances were considered:

36. [ORD. 2024-180](#) To authorize the special use of the properties known as 2300 Semmes Avenue, 2201 McDonough Street, 2301 McDonough Street, 215 West 22nd Street, 217 West 22nd Street, 219 West 22nd Street, 221 West 22nd Street, 301 West 22nd Street, 307 West 22nd Street, 315 West 22nd Street, 322 West 22nd Street, 302 West 22nd Street, 2100 Perry Street, and 222 West 21st Street for the purpose of up to three multifamily buildings containing an aggregate of up to

266 dwelling units, upon certain terms and conditions. (As Amended)
(5th District)

Patrons: Mayor Stoney (By Request)

This ordinance was adopted.

37. [ORD.
2024-207](#)

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, the Elmington Capital Group, LLC, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 2201 McDonough Street, 2301 McDonough Street, 2300 Semmes Avenue, 2310 Semmes Avenue, 2310A Semmes Avenue, 211 West 22nd Street, 215 West 22nd Street, 217 West 22nd Street, 219 West 22nd Street, 221 West 22nd Street, 301 West 22nd Street, 302 West 22nd Street, 307 West 22nd Street, 315 West 22nd Street, 322 West 22nd Street, 222 West 21st Street, and 2100 Perry Street.
(5th District)

Patrons: Mayor Stoney

This ordinance was adopted.

Kevin Vonck, Director of Planning and Development Review, provided an introduction and additional background information regarding the proposed ordinances.

T. Preston Lloyd, Jr., attorney representing the special use permit applicant, provided additional background information regarding the proposed development, and he addressed certain decisions made regarding construction and infrastructure improvements.

A copy of the material provided has been filed.

Public Hearing

Vaughn Garland spoke in opposition and stated his concerns about the development's potential impact on his neighborhood. Mr. Garland informed Council that he supported affordable housing development, but he noted his belief the development did not have sufficient infrastructure around it to succeed.

Pippa Holloway spoke in opposition and stated that the development did not have sufficient infrastructure to handle the amount of proposed housing units. Pippa Holloway also stated concerns about the development not having access to Semmes Avenue.

Crista Fore spoke in opposition and stated her concerns that the surrounding neighborhood could not handle the amount of units planned for the development.

Thomas Alleman spoke in opposition and stated the site of the proposed development was a flood plain better used for industrial activity rather than residential. Mr. Alleman also stated the surrounding area would not be able to handle the increased traffic due to the amount of units and lack of needed infrastructure.

Will Wilson, RVA YIMBY member, spoke in support and stated that the city needed more housing units to satisfy housing demand. Mr. Wilson also stated that affordable housing developers would be discouraged from development if Council rejected the development's requested special use permit.

Joseph Carlisle spoke in support and stated that the proposed apartment development would be a good use of available land.

Casey Flores spoke in support and stated that he believed the development proposal included enough infrastructure improvements to address the need.

Grayson McKinley spoke in support and stated the proposed development would provide needed housing for families.

Warren Campbell, New Virginia Majority community organizer, spoke in support and stated his concerns about rent burdened residents in the city. Mr. Campbell also stated that he supported the proposed development, but noted that he did not believe the development provided true affordable housing.

Matt Jones spoke in support and stated that the development would provide much needed housing. Mr. Jones also stated his support for the development due to its proximity to Semmes Avenue.

Reverend Cheryl Johnson spoke in support and stated the development would improve the quality of life of residents and surrounding neighbors.

Councilor Andreas Addison addressed the legislative history of the proposed ordinances. Councilor Addison noted his concerns about the buildings' lack of access to Semmes Avenue and requested more information about possible action to be taken by the city and developer to increase access.

Councilor Nicole Jones requested more information regarding the development's lack of access to Semmes Avenue. Councilor Jones also inquired why the development would provide rental rates at 60% area median income (AMI) and not 30%. Councilor Jones further inquired about the city's commitment to improve surrounding infrastructure.

T. Preston Lloyd, Jr., attorney representing the special use permit applicant, provided Council with information regarding the developer's decision not to address access to Semmes Avenue. Mr. Lloyd stated that the development had to make certain financial decisions to ensure the cost of construction remained low enough to provide affordable housing units. Mr. Lloyd also stated that development financing could not cover the cost of providing rental units at 30% AMI, and he noted that vouchers to help supplement rental costs should be used for future housing developments to ensure rental opportunities at 30% AMI.

Chief Administrative Officer (CAO) Lincoln Saunders, and Merrick Malone, Acting Director of Housing and Community Development, provided Council with information regarding planned infrastructure improvements, and what the city was planning to address affordable housing developments that would provide rental rates at 30% AMI. CAO Saunders also stated that an awarded performance grant, as well as a future development agreement between the city and developer, would ensure that discussed infrastructure improvements are made.

Councilor Ellen Robertson stated that she supported the development because it provided much needed housing rates at 60% AMI, but she noted her desire to work with city administration, Council, and developers to address the need for housing developments that provided rental rates below 60% AMI. Councilor Robertson also stated that she hoped future changes to the city's zoning ordinance would make it easier for affordable housing developments to be established without the need for special use permits. Councilor Robertson requested that methods to increase Semmes Avenue accessibility be reviewed during the drafting of a future development agreement. Councilor Robertson informed members she supported the special use permit.

Councilor Cynthia Newbille confirmed from Mr. Lloyd that the developer and city would be addressing certain infrastructure concerns raised by the surrounding community, and that the improvements would be addressed in the future development agreement. Councilor Newbille informed members that she supported the special use permit, so long as the agreed improvements would be included in the future development agreement.

Councilor Reva Trammell stated that she supported the proposed development.

Councilor Stephanie Lynch stated she appreciated the developer's intent to make certain infrastructure improvements requested by the community. Councilor Lynch informed members that she would not vote to adopt the ordinances because the development agreement ensuring the completion of the referenced infrastructure improvements was not yet submitted or approved by Council.

President Kristen Nye stated her appreciation to residents that provided comment, and she noted her belief that the city benefited from the in depth conversation regarding the requested infrastructure improvements.

There were no further comments or discussions and ORD. 2024-180 and ORD. 2024-207 were adopted: Ayes 8, Addison, Jordan, Jones, Robertson, Trammell, Newbille, Lambert, Nye. Noes 1, Lynch.

Motions

Vice President Ann-Frances Lambert moved that the ordinance entitled:

1. [ORD. 2024-186](#) To amend City Code § 21-4, concerning definitions related to public procurement, and to amend Ch. 21, art. II, by adding therein new section 21-74, concerning the payment of prevailing wages for certain construction contracts, as authorized by Va. Code § 2.2-4321.3(C). (As Amended)

Patrons: Ms. Lynch, President Nye, Ms. Robertson, Mayor Stoney, Mr. Addison, Ms. Jordan, Ms. Newbille and Vice President Lambert

be amended and continued to October 15, 2024, to change the effective date from January 1, 2024, to July 1, 2025.

The motion was seconded and unanimously approved.

Councilor Stephanie Lynch moved that the ordinance entitled:

4. [ORD. 2024-198](#) To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building containing up to 12 dwelling units, upon certain terms and conditions. (As Amended) (5th District)

Patrons: Mayor Stoney (By Request)

be amended and continued to October 15, 2024, to modify certain terms and conditions.

The motion was seconded and unanimously approved.

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

40. [RES. 2024-R033](#) To provide for the nomination of Andreas D. Addison, Ellen F. Robertson, and J. E. Lincoln Saunders as the City of Richmond's three Directors and the election of the Board of Directors of the Greater Richmond Transit Company for the period commencing upon election and qualification of these nominees as Directors and terminating on the date of the 2025 annual meeting of shareholders upon the election and qualification of the successors to these Directors.

Patrons: President Nye

The motion was seconded and unanimously approved.

President Kristen Nye provided an introduction for RES. 2024-R033.

Public Hearing

Courtney Farrar, RVA Rapid Transit Ambassador, spoke in support of RES. 2024-R033, and stated her appreciation for the city's three directors to the Greater Richmond Transit Company Board of Directors.

There were no further comments or discussions and RES. 2024-R033 was unanimously adopted.

Approval of Minutes of Previous Meetings

There were no amendments or corrections to the meeting minutes of the Council Advance held on Thursday, July 25, 2024, at 8:30 a.m. and Friday, July 26, 2024, at 8:00 a.m.; the Informal and Formal Council Meetings held on Monday, September 9, 2024, at 4:00 p.m., and 6:00 p.m., respectively; the Special Council Meeting held on Monday, September 16, 2024, at 2:00 p.m.; and Council approved the minutes as presented.

- [CD.2024.281](#) July 2024 Council Advance Minutes
- [CD.2024.278](#) September 9, 2024 Informal Meeting Minutes
- [CD.2024.291](#) September 9, 2024 Formal Meeting Minutes
- [CD.2024.292](#) September 16, 2024 Special Meeting Minutes

Introduction of Ordinances and Resolutions

- [CD.2024.294](#) September 23, 2024 Introduction Papers List

City Council will hold a public hearing on the following ordinances on Tuesday, October 15, 2024, at 6:00 p.m.:

41. [ORD. 2024-250](#) To authorize the Chief Administration Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement Under the Fiscal Year 2022 Raise Grant Program between the City of Richmond and the United States Department of Transportation Federal Highway Administration for the purpose of funding the Arthur Ashe Boulevard Bridge Replacement project.

Patrons: Mayor Stoney

This ordinance was introduced and referred to the Governmental Operations Standing Committee meeting on Wednesday, September 25, 2024, at 1:00 p.m.

42. [ORD. 2024-251](#) To amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, by (i) transferring \$2,000,000.00 from the Department of Public Works' Commerce Road Improvement Project in the Transportation - Federal/State/Regional category; (ii) establishing a new project for the Office of Animal Care and Control in the Capital Investment Opportunities category called the "Richmond Animal Care & Control Adoption Center" project, and (iii) appropriating such transferred funds to the Office of Animal Care and Control's new project in the Capital Investment Opportunities category called the Richmond Animal Care & Control Adoption Center project, all for the purpose of providing funding for the acquisition of the real properties located at 2310 West Cary Street and 2311 Herbert Hamlet Alley in the city of Richmond and for the expansion and operations of the Office of Animal Care and Control's adoption center. (5th District)

Patrons: Mayor Stoney, President Nye and Ms. Trammell

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, October 1, 2024, at 6:00 p.m.

43. [ORD. 2024-252](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Cary Studios Associates, LLC located at 2310 West Cary Street and 2311 Herbert Hamlet Alley for the purpose of supporting and expanding the operations of the Office of Animal Care and Control. (5th District)

Patrons: Mayor Stoney, President Nye and Ms. Trammell

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, October 1, 2024, at 6:00 p.m.

44. [ORD. 2024-253](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation for the purpose of funding a safe routes to schools program.

Patrons: Mayor Stoney

This ordinance was introduced and referred to the Education and Human Services Standing Committee meeting on Thursday, October 10, 2024, at 2:00 p.m.

45. [ORD. 2024-254](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$130,100.00 from the Virginia Department of Transportation, and to amend the Fiscal Year 2024-2025 General Fund Budget by creating a new line item in the Non-Departmental agency called "Greater Richmond Fit4Kids - Safe Routes to School" line item and to appropriate the increase to the Fiscal Year 2024-2025 General Fund Budget by increasing estimated revenues and the amount appropriated to such new line item by \$130,100.00, all for the purpose of funding a safe routes to school program.

Patrons: Mayor Stoney

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Thursday, October 10, 2024, at 12:00 p.m.

46. [ORD. 2024-255](#) 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, Max Holdings, L.L.C., and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 711 Dawn Street. (3rd District)

Patrons: Mayor Stoney

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Thursday, October 10, 2024, at 12:00 p.m.

City Council will hold a public hearing on the following ordinances on Tuesday, November 12, 2024, at 6:00 p.m.:

47. [ORD. 2024-256](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Non-Exclusive License Agreement between the City of Richmond and Greyhound Lines, Inc. for the purpose of granting Greyhound Lines, Inc. permission to use a portion of Main Street Station at 1500 East Main Street as a bus stop, passenger boarding, and waiting area. (7th District)

Patrons: Mayor Stoney

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, October 22, 2024, at 3:00 p.m.

48. [ORD. 2024-257](#) To designate the 100 block of West Leigh Street in honor of the late William Issac Johnson, Sr. (2nd District)

Patrons: Ms. Jordan

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, October 22, 2024, at 3:00 p.m.

49. [ORD. 2024-258](#) To close, to public use and travel, an alley in the block bounded by Hull Street, East 20th Street, Decatur Street and East 21st Street, consisting of 1,320± square feet, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Monday, November 4, 2024, at 6:00 p.m.

50. [ORD. 2024-259](#) To authorize the special use of the property known as 1301 North 27th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)

Patrons: Mayor Stoney (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Monday, November 4, 2024, at 6:00 p.m.

51. [ORD. 2024-260](#) To authorize the special use of the property known as 1537 Rogers Street for the purpose of one two-family detached dwelling, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Monday, November 4, 2024, at 6:00 p.m.

52. [ORD. 2024-261](#) To authorize the special use of the properties known as 4236 Shirley Road and 4240 Shirley Road for the purpose of two single-family

detached dwellings, with driveway access to the street exceeding nine feet in width, upon certain terms and conditions. (4th District)

Patrons: Mayor Stoney (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Monday, November 4, 2024, at 6:00 p.m.

Reports or Announcements by Members of the Council

Members of Council provided reports and announcements regarding respective district meetings and activities.

Councilor Reva Trammell left the meeting at 8:56 p.m.

Councilor Nicole Jones left the meeting at 9:01 p.m.

Councilor Cynthia Newbille left the meeting at 9:02 p.m.

Adjournment

There being no further business before the Council, the meeting adjourned at 9:13 p.m.

CITY CLERK