



# City of Richmond

900 East Broad Street  
Richmond, VA 23219  
[www.rva.gov/office-city-clerk](http://www.rva.gov/office-city-clerk)

## Formal Meeting Minutes

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Monday, March 24, 2025

6:00 PM

Council Chamber, 2nd Floor - City Hall

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### Councilmembers Present

The Honorable Cynthia Newbille, President  
The Honorable Katherine Jordan, Vice President  
The Honorable Sarah Abubaker  
The Honorable Andrew Breton (early departure)  
The Honorable Kenya Gibson  
The Honorable Stephanie Lynch  
The Honorable Ellen Robertson  
The Honorable Reva Trammell  
The Honorable Nicole Jones

### Call to Order

Council President Cynthia Newbille called the meeting to order at 6:01 p.m., and presided.

### Spanish Interpretation Announcements

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 City Clerk Reid's announcement.

Reverend Dr. Taylor L.G. Hartman of Second Presbyterian Church, 5 N 5th Street, 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, Assistant City Clerk Kimberly Morris provided information on the appropriate way to evacuate the Council Chamber in an emergency along with public speaker guidelines.

## Electronic Participation

Pursuant to Rule III(D)(4)(b) of Council's Rules of Procedure, Councilor Andrew Breton made a request to participate in the meeting via Microsoft Teams from the Comfort Suites Hotel at 2603 SW 13th Street in Gainesville, Florida, as he is there to support his wife's participation in the World Masters Athletics Indoor Track Championships. The Council members present were required to adopt a motion to approve Councilor Breton's participation in the meeting by electronic communication means if it appeared to the body that his request complied with Rule III(D) of Council's Rules of Procedure. A motion was solicited from those members physically assembled to approve Councilor Breton's participation in the meeting by electronic communication means.

**Councilor Nicole Jones moved to allow Councilor Andrew Breton to participate in the meeting by electronic communication means. The motion was seconded and approved: Ayes 8, Gibson, Jones, Robertson, Lynch, Trammell, Abubaker, Jordan, Newbille. Noes None. Breton was awaiting approval to participate through electronic communication means.**

## Action on Appointments and Reappointments

**Councilor Nicole Jones moved that the following interim appointments be approved:**

[CD.2025.089](#) Board Appointments and Reappointments - March 24, 2025

Public Art Commission:

Andrea Almond

Holly Gordon

Ricky Parker

Taron Sparks

Brain Barr

Elizabeth Wright

Jessie Gemmer

Nicole Jones

**The motion was seconded and unanimously approved.**

## Awards and Presentations

[CD.2025.097](#) 20250324 Formal Awards and Recognitions Ceremony Docket

President Cynthia Newbille, on behalf of City Council, and Mayor Danny Avula, honored the work of Richmond Social Workers and recognized the month of March as Richmond Social Worker Month.

## Public Comment

### [CD.2025.085](#) March 24, 2025 Public Comment Period Speakers List

Amoree Speed, New Virginia Majority Community Organizer, addressed Council and stated that tenants in the city needed to be heard and protected. Ms. Speed requested that the city sufficiently fund the Family Crisis Fund to assist families experiencing a crisis.

Jacqueline Anderson addressed Council and stated her concerns about alleged poor living conditions at James River Villas. Ms. Anderson also stated her concerns about what she believed was a lack of response from the property management company and improper eviction proceedings.

Tess DeClue, Richmond City Democratic Committee Issues and Resolutions Committee Chair, addressed Council and stated that the Richmond City Democratic Committee Issues and Resolutions Committee supported the city funding the Richmond People's Budget and proposed projects.

Ivelina Metcheva addressed Council and stated her concerns about the construction of a storage warehouse in the city's Museum District. Ms. Metcheva also stated that she did not believe the Virginia Museum of Fine Arts (VMFA) was being held to the same zoning standards as other city residents.

Maisie Osteen, Richmond People's Budget Delegate, addressed Council and requested that the People's Budget and associated project recommendations be included in the upcoming fiscal year budget. Ms. Osteen also stated that the People's Budget ensures funding that is allocated to forgotten areas of the city.

Priscilla Peebles, contracted city employee, addressed Council and stated her concerns about the compensation she receives for her employment. Ms. Peebles also stated that her compensation does not sufficiently address the rising cost of housing, utilities, and goods.

Yohance Whitaker, Legal Aid Justice Center Community Organizer, addressed Council and requested that the People's Budget and associated project recommendations be included in the upcoming fiscal year budget. Mr. Whitaker also stated that participatory budgeting helps communities and residents feel involved with their city.

Javion Peterson, Richmond People's Budget Delegate, addressed Council and requested that the People's Budget and associated project recommendations be included in the upcoming fiscal year budget.

Maria Carra Rose, Richmond People's Budget Delegate, addressed Council and requested that the People's Budget and associated project recommendations be included in the upcoming fiscal year budget. Ms. Carra Rose also provided Council with information about the process used by the People's Budget team to establish proposed projects.

*A copy of all material provided has been filed.*

## Agenda Review and Amendments

Councilor Nicole Jones moved to amend the agenda as follows:

1. [ORD.  
2025-014](#) To authorize the special use of the property known as 3618 Hawthorne Avenue for the purpose of a four-unit multifamily dwelling and six single-family attached dwellings, upon certain terms and conditions.  
(3rd District)

**Patrons:** Mayor Avula (By Request)

**To be continued to Monday, April 28, 2025**

8. [ORD.  
2025-032](#) 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, Refuge Apartments, LP, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable housing development located at 5015 Snead Road, 5009 Rear Snead Road, and 5015 Rear Snead Road, or a site resulting from any such consolidation of the aforementioned parcels.  
(9th District)

**Patrons:** Mayor Avula

**To be continued to Monday, April 28, 2025**

20. [RES.  
2024-R041](#) To express support for the study and installation of photo speed monitoring devices in high-risk intersection segments, including the 600 and 700 blocks of South Belvidere Street and certain other locations, pursuant to Va. Code § 46.2-882.1 and through the City of Richmond's Department of Police "Safety Camera Program" and to request that the Chief Administrative Officer consider identifying additional locations for the installation of photo speed monitoring devices and increasing the number of photo speed monitoring devices deployed by the City. (5th District)

**Patrons:** Ms. Lynch, Ms. Jordan and Ms. Robertson

**To be continued to Monday, April 28, 2025**

**The motion was seconded and unanimously approved.**

## The Consent Agenda

**The following ordinances and resolutions were considered:**

2. [ORD. 2025-026](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$1,495,548.00 from the Virginia Department of Conservation and Recreation and to amend Ord. No. 2024-099, adopted May 13, 2024, which adopted the Fiscal Year 2024-2025 Stormwater Utility Budget and appropriated the estimated receipts of the stormwater utility, by increasing estimated revenues and the amount appropriated to the stormwater utility by \$1,495,548.00 for the purpose of funding the modernization of the City's stormwater asset inventory.

**Patrons:** Mayor Avula

**This ordinance was adopted.**

3. [ORD. 2025-027](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$371,232.00 from the Virginia Transit Association 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 Public Works' Shared Mobility Special fund by \$371,232.00 for the purpose of funding a Free Rides to Work program.

**Patrons:** Mayor Avula

**This ordinance was adopted.**

4. [ORD. 2025-028](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Cooperation Agreement between the City of Richmond and the Virginia Transit Association for the purpose of funding a Free Rides to Work program.

**Patrons:** Mayor Avula

**This ordinance was adopted.**

5. [ORD. 2025-029](#) To amend Ord. No. 2021-079, adopted Apr. 12, 2021, which authorized the Chief Administrative Officer to accept funds in the amount of \$150,000.00 from the Virginia Outdoors Foundation; amended the Fiscal Year 2020-2021 Special Fund Budget by creating a new special fund for the Department of Parks, Recreation and Community Facilities called the Bellemeade Park Outdoor Educational Classroom Facility Special Fund; and appropriated the grant funds received to the Fiscal Year 2020-2021 Special Fund Budget by increasing estimated revenues and the amount appropriated to the new Department of Parks, Recreation and Community Facilities' Bellemeade Park Outdoor Educational Classroom Facility Special Fund by \$150,000.00 for the purpose of funding the design, permitting, and construction of an outdoor classroom at Bellemeade Park located at 1800 Krouse Street in the city of Richmond, to change the permitted use of the grant funds and modify the name of the special fund to which the grant funds are

appropriated.

**Patrons:** Mayor Avula

**This ordinance was adopted.**

6. [ORD.  
2025-030](#) To amend Ord. No. 2024-193, adopted Jul. 22, 2024, which authorized the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement between the City of Richmond, Swansboro Place, 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 2008 Hull Street, for the purpose of modifying the location of the affordable housing development to include 2021 Decatur Street. (8th District)

**Patrons:** Mayor Avula

**This ordinance was adopted.**

7. [ORD.  
2025-031](#) To amend Ord. No. 2024-231, adopted Sept. 23, 2024, which authorized 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 Fourquare Lane, for the purpose of modifying the location of the affordable housing development to include 1111 Fourquare Lane. (6th District)

**Patrons:** Mayor Avula

**This ordinance was adopted.**

9. [ORD.  
2025-033](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$2,000,000.00 from the United States Department of Transportation, to amend the Fiscal Year 2024-2025 Special Fund budget by creating a new special fund for the Department of General Services called the "Build America Bureau 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 General Services' "Build America Bureau Special Fund" by \$2,000,000.00, for the purpose of funding the programmatic assessment of City assets and properties for the redevelopment of the City's downtown transportation infrastructure.

**Patrons:** Mayor Avula

**This ordinance was adopted.**

10. [ORD.  
2025-034](#) To authorize the special use of the property known as 1007 North 33rd Street for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms

and conditions.  
(7th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

11. [ORD.  
2025-035](#) To authorize the special use of the property known as 3000 Q Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (7th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

12. [ORD.  
2025-036](#) To authorize the special use of the property known as 3513 East Clay Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (7th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

13. [ORD.  
2025-037](#) To authorize the special use of the property known as 2205 Gordon Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (8th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

14. [ORD.  
2025-038](#) To authorize the special use of the property known as 1201 Haxall Point for the purpose of recreation and entertainment uses located outside of a completely enclosed building, upon certain terms and conditions. (6th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

15. [ORD.  
2025-039](#) To authorize the special use of the property known as 4002 Hermitage Road for the purpose of one single-family detached dwelling and a lodging unit within an accessory structure, upon certain terms and conditions. (3rd District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

16. [ORD.  
2025-040](#) To authorize the special use of the properties known as 2004 Newbourne Street and 2006 Newbourne Street for the purpose of up to four single-family attached dwellings, upon certain terms and

conditions.  
(7th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was adopted.**

17. [ORD.](#)  
[2025-041](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a National Fish and Wildlife Foundation Grant Agreement between the City of Richmond and the National Fish and Wildlife Foundation for the purpose of funding green infrastructure improvements at Whitcomb Community Park.

**Patrons:** Mayor Avula

**This ordinance was adopted.**

18. [ORD.](#)  
[2025-042](#) 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, 1903 Semmes 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 1903 Semmes Avenue and 1905 Semmes Avenue. (5th District)

**Patrons:** Mayor Avula

**This ordinance was adopted.**

19. [ORD.](#)  
[2025-043](#) 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, 809 Oliver Hill Way 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 809 Oliver Hill Way. (6th District)

**Patrons:** Mayor Avula

**This ordinance was adopted.**

21. [RES.](#)  
[2025-R012](#) To designate the property known as 809 Oliver Hill Way as a revitalization area pursuant to Va. Code § 36-55.30:2. (6th District)

**Patrons:** Mayor Avula

**This resolution was adopted.**

22. [RES.](#)  
[2025-R013](#) To express the concurrence of the Council with the inducement resolution adopted by the Economic Development Authority of Henrico County and to approve the issuance of revenue bonds in an amount not to exceed \$15,000,000 for the benefit of Bon Secours Mercy Health, Inc. and Richmond Community Hospital.

**Patrons:** Mayor Avula (By Request)

**This resolution was adopted.**



*Councilor Kenya Gibson requested additional information regarding ORD. 2025-030, ORD. 2025-031, and ORD. 2025-032 in reference to affordable housing. Councilor Gibson asked about the amount of tax incentives provided to the developers through grants, and how long the grants would be effective. Councilor Gibson also asked about the types of rental units to be constructed and the proposed rental rates.*

Merrick Malone, Director of Housing and Community Development, stated that the 30-year performance grant is actually two 15-year grants, with the second phase being at the city's discretion. Mr. Malone also stated that grants do not go into effect until construction is completed. Mr. Malone further stated that the city hoped to establish affordable housing projects as soon as possible to address affordable housing construction costs that are quickly rising.

*Councilor Gibson stated that she believed more two-bedroom units were needed to provide options to families in the city. Councilor Gibson also stated she believed that union workers should be contracted for construction to ensure residents receive a living wage, and that high-quality construction occurs.*

*Councilor Stephanie Lynch asked for additional information regarding ORD. 2025-033, and the proposed use of \$2,000,000 for funding the programmatic assessment of city assets and properties for the redevelopment of the city's downtown transportation infrastructure. Councilor Lynch asked if previous real estate studies had already addressed the issue.*

Gail Johnson, Director of General Services, stated the proposed funds would be used to hire consultants to review the city's downtown area and the Richmond 300 Master Plan to identify best uses of property located within the designated downtown area.

Sabrina Joy-Hogg, Interim Chief Administrative Officer (CAO), stated that the federal government was contributing \$2,000,000 through a grant, and that the city would allocate \$750,000, with an additional \$250,000 allocated by GRTC, to review the downtown area. Interim CAO Joy-Hogg also stated the study would include a possible City Center, GRTC routes, and possible construction or renovation of a Richmond courthouse facility.

*Councilor Lynch stated that she believed a small area plan could be used to study certain portions of downtown, because previous large scale studies already occurred.*

Interim CAO Joy-Hogg provided additional information regarding the city's matching financial requirement, and she stated that the study would also provide a financial plan for how the city could fund the renovation of the John Marshall Courts Building or the construction of a new Richmond courthouse.

*Councilor Kenya Gibson asked for additional information regarding RES. 2025-R013 and why Henrico County's Economic Development Authority was involved.*

Sharon Ebert, Deputy Chief Administrative Officer for Planning and Economic Development, stated the \$15,000,000 city bond issuance, referenced in the resolution, was part of a larger construction project, which primarily is set to occur within Henrico County and includes a total bond amount of \$300,000,000.

*Councilor Ellen Robertson addressed Council regarding legislation related to affordable housing, and stated that the city was in an affordable housing crisis, which requires that the city look at all possible approaches for more affordable housing development. Councilor Robertson requested that members support legislation on the Consent Agenda that addressed affordable housing development.*

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

## **The Regular Agenda**

There were no Regular Agenda items.

## **Approval of Minutes of Previous Meetings**

There were no amendments or corrections to the meeting minutes of the Informal and Formal Council meetings held on Monday, March 10, 2025, at 4:00 p.m., and 6:00 p.m.; and Council approved the minutes as presented.

[CD.2025.080](#) March 10, 2025 Informal Meeting Minutes

[CD.2025.079](#) March 10, 2025 Formal Meeting Minutes

## **Introduction of Ordinances and Resolutions**

**City Council will hold a public hearing on the following ordinances on Monday, April 28, 2025, at 6:00 p.m.:**

23. [ORD. 2025-052](#) To authorize the special use of the property known as 3122 2nd Avenue for the purpose of up to three single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions. (6th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, April 15, 2025, at 6:00 p.m.**

24. [ORD. 2025-053](#) To authorize the special use of the property known as 112 Carnation Street for the purpose of the assembly and storage of modular dwelling units, upon certain terms and conditions. (9th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, April 15, 2025, at 6:00 p.m.**

25. [ORD. 2025-054](#) To authorize the special use of the properties known as 6415 Glenway Drive and 6419 Glenway Drive for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

(9th District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, April 15, 2025, at 6:00 p.m.**

26. [ORD.  
2025-055](#)

To authorize the special use of the property known as 2700 North Avenue for the purpose of an outpatient professional office building, upon certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted June 9, 1997, and all amendatory ordinances thereto. (3rd District)

**Patrons:** Mayor Avula (By Request)

**This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, April 15, 2025, at 6:00 p.m.**

27. [ORD.  
2025-056](#)

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a CARITAS Grant Agreement between the City of Richmond and CARITAS for the purpose of funding the creation and implementation of a Peer Recovery Specialist training program.

**Patrons:** Mayor Avula

**This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, April 16, 2025, at 2:00 p.m.**

## Reports or Announcements by Members of the Council

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

*Councilor Andrew Breton left the meeting at 7:42 p.m.*

## Adjournment

There being no further business before the Council, the meeting adjourned at 7:46 p.m.

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CITY CLERK