



# City of Richmond

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

## Minutes

### Organizational Development Standing Committee

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Tuesday, September 6, 2016

5:00 PM

Council Chamber, 2nd Floor-City Hall

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#### Committee Members and Staff in Attendance

The Honorable Council President Michelle Mosby ~ Chair  
The Honorable Council Vice President Chris Hilbert ~ Vice Chair (late arrival)  
The Honorable Parker Agelasto ~ Member  
The Honorable Jonathan Baliles ~ Member  
The Honorable Kathy Graziano ~ Member  
The Honorable Cynthia Newbille ~ Member (early departure)  
The Honorable Ellen Robertson ~ Member  
The Honorable Charles Samuels ~ Member  
Lou B. Ali, Council Chief of Staff  
Haskell Brown, Deputy City Attorney  
Jean Capel, City Clerk  
Allen Jackson, City Attorney  
Candice Reid, Deputy City Clerk  
Faye Smith, Senior Assistant City Clerk

#### Absent

The Honorable Reva Trammell ~ Member

#### Call to Order

Chair Michelle Mosby called the meeting to order at 5:17 p.m. and presided. Upon the Chair's request, Sr. Assistant City Clerk Faye Smith 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.

#### Approval of Minutes

Committee member Jonathan Baliles moved to approve the July 5, 2016 Organizational Development Standing Committee meeting minutes, which was seconded and approved. ~ **Vote: 7/0**. Hilbert had not yet arrived.

#### Reports from City Administration, Council Staff and Other Parties

None.

#### Paper(s) for Consideration

Committee member Cynthia Newbille moved to forward the following papers to Council with the recommendation to approve, which was seconded and approved: **Vote ~ 8/0**

ORD. 2016-207 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, Virginia, and

the Richmond Redevelopment and Housing Authority, to make a grant of \$500,000 to the Authority for the purpose of enabling the Authority to make a grant to a private developer as an incentive to construct a full-service grocery store at the intersection of North 25th Street and Nine Mile Road in the city of Richmond.

**Patron:** Mayor Jones

ORD. 2016-208

To amend Ord. No. 2016-053, adopted May 13, 2016, which adopted a General Fund Budget for Fiscal Year 2016-2017 and made appropriations pursuant thereto, to transfer funds in the amount of \$500,000 from the Department of Economic and Community Development agency and to appropriate \$500,000 to a new line item in the Non-Departmental agency called the "RRHA East End Grocery Store" line item for the purpose of making a grant pursuant to Va. Code § 36-7 to the Richmond Redevelopment and Housing Authority to assist with the development of a full-service grocery store at the intersection of North 25<sup>th</sup> Street and Nine Mile Road in the city of Richmond.

**Patron:** Mayor Jones

*Committee member Cynthia Newbille introduced ORD. 2016-207 and ORD 2016-208 stating that the proposed legislation will address food deserts, not only in the 7<sup>th</sup> District, but in other district of Richmond.*

*Vice Chair Hilbert arrived and was seated.*

**Opposition**

**Earl Bradley** stated that he is not in opposition of the proposed development of the grocery store; however, his concern is regarding the city's compliance with the US Department of Housing and Urban Development (HUD) Section 3 policy.

**Support**

Economic and Community Development Deputy Chief Administrative Officer **Lee Downey** provided a brief overview of ORD 2016-207 and 2016-208 stating that the proposed legislation addresses food deserts, provides mixed retail opportunities and job opportunities in the city.

Public Health Director **Dr. Danny Avula** stated that the Mayor's Food Policy Task Force's primary recommendation was to address access to healthy foods by starting the Healthy Corner Store Initiative. Dr. Avula informed the committee that the Public Health Department strongly supports the building of the grocery store.

Hirschler Fleischer Attorney **Jim Theobald** informed the committee that, earlier that day, the Planning Commission recommended approval of the proposed grocery store project.

American Heart Association Sr. Government Relations Director **Robin Gahan** informed the committee that the American Heart Association is very supportive of the grocery store and would love to see those efforts for revitalizing community and creating grocery stores across communities in the city.

Church Hill Resident **James Wallace** stated that the proposed project is much more than a grocery store, it's a community development anchor that will bring additional positive revitalization in the East End.

Markel Corp Vice Chair **Steve Markel** stated that the idea of a grocery store in the East End and the revitalization of two blocks in Church Hill is a plan that's been studied for many years and he's excited to see it move forward. Mr. Markel asked the committee for its support of the proposed project.

National Association for the Advancement of Colored People (NAACP) member **Roy Bryant** stated that he is in support of the project and expressed to the committee to pay attention to Section 3 of the HUD Act.

Church Hill Resident **Nathan Beynon** stated that he supports the supermarket being built in the East End community.

**Montigue Magruder** expressed his concerns regarding the welfare of the people that will be working at the grocery store, their salaries, their rights in the work place and promotion opportunities.

Richmond Redevelopment & Housing Authority (RRHA) Chief Executive Officer T. K. Somanath, Mr. Markel, and Mr. Wallace answered questions from the committee.

*Committee member Parker Agelasto requested a copy of the agreement between RRHA and the developer of the 25<sup>th</sup> Street grocery store project. He also requested that a definition section be added to the contract showing the definition of complete and whether or not unsold produce will go to Feed More.*

**Committee member Kathy Graziano moved to forward the following paper to Council with the recommendation to approve, which was seconded and approved: Vote ~ 8/0**

ORD. 2016-206 To authorize the execution of a Utility Facilities Agreement, a Non-Resident Water Services Contract, a Non-Resident Wastewater Services Contract, and certain other documents between the City of Richmond and Central Virginia Investments/Rocketts Landing, LLC necessary to facilitate the construction of utility facilities for and the provision of water and wastewater service to a mixed-use development in the County of Henrico.  
**Patron:** Mayor Jones

Deputy Chief Administrative Officer of Operations John Buturla introduced ORD. 2016- 206 stating that in 2007 the city entered into a utility agreement with Rocketts Landing, LLC in order to provide water and wastewater services.

Mr. Buturla, Developer Richard Souter and Bryant Jackson, representing the developer, answered questions from the committee.

**Opposition**

**Earl Bradley** stated that he is not against development but would like city administration to be more transparent by being forthcoming with information on city projects.

*Committee member Cynthia Newbille exited the meeting.*

**Reports of Standing Committees**

None.

**Consideration of Appointments to Boards, Commissions and Similar Entities**

None.

**Discussion Item(s)**

### Comprehensive Annual Financial Report (CAFR) Update

Deputy Chief Administrative Officer of Finance & Administration Lenora Reid reported that city administration is responding to new questions from the external auditor Grant Thornton. Ms. Reid stated that the city is preparing for the FY16 CAFR by closing out financial information and preparing documentation in preparation of the FY 16 Audit. Ms. Reid thanked the committee for providing funding to fill vacant position in the Department of Finance and answered questions from the committee.

### Section 3 Program

Interim Director of Economic & Community Development Douglas Dunlap provided to the committee an update on the Section 3 Program highlighting the following:

- Federal mandates issued by HUD
- Responsibilities of the city administrating funds
- Program Accomplishments: 93 individuals employed; approximately 68 individuals received training; a total of \$12.8 million dollar spent on construction (approximately \$3 million spent on Section 3 approved contractors)
- The Community Builders, Master Developer for the Armstrong School Site

Mr. Dunlap, RRHA Chief Executive Officer T. K. Somanath and The Community Builders Director of Community Life Gladys Medder answered questions from the committee.

Ms. Medder provided the committee with handouts regarding Church Hill North Revitalization: Old Armstrong Site Redevelopment.

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

Mr. Somanath informed the committee that he will get with Mr. Dunlap and Ms. Medder to provide the committee with their standard process/policy for requesting bids. Mr. Somanath stated that it will take 4 to 6 weeks to compile all the information.

*Committee member Ellen Robertson asked that the report be submitted to the committee on a regular basis.*

### **Adjournment**

There being no further business to come before the committee, the meeting adjourned at 7:22 p.m.