



City of Richmond

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

Formal Meeting Minutes

Monday, May 12, 2025

6:00 PM

Council Chamber, 2nd Floor - City Hall

Councilmembers Present

The Honorable Cynthia Newbille, President
The Honorable Katherine Jordan, Vice President
The Honorable Sarah Abubaker
The Honorable Andrew Breton
The Honorable Kenya Gibson
The Honorable Stephanie Lynch (late arrival)
The Honorable Ellen Robertson
The Honorable Nicole Jones

Absent

The Honorable Reva Trammell

Call to Order

Council President Cynthia Newbille called the meeting to order at 6:00 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.

Rabbi Rachel I. Salston of Temple Beth-El, 3330 Grove Avenue, 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 Pam Nichols provided information on the appropriate way to evacuate the Council Chamber in an emergency along with public speaker guidelines.

Action on Appointments and Reappointments

[CD.2025.167](#) Board Appointments and Reappointments - May 12, 2025

Councilor Nicole Jones moved that the following appointments and reappointments be approved:

Minority Business Enterprise and Emerging Small Business Advisory Board:

Adrienne Whitaker (reappointment)

Shemicia Bowen

Participatory Budgeting Steering Commission:

Tiffany Beatrice Gunn

Advisory Board for the Assessment of Towing Fees and the Storage of Vehicles:

Sydney Collier (reappointment)

Ronda Lawson (reappointment)

Community Criminal Justice Board:

Judge Mansi Shah (reappointment)

Scott Ward

Richmond Ambulance Authority:

Joseph Trapani (reappointment)

Board of Building Code Appeals:

Richard Newman, Jr.

Samuel Stocks

Victor Torres

City Planning Commission:

Rebecca Rowe (reappointment)

Community Transportation Advisory Committee:

Mathew Clemons, Jr.

Maggie L. Walker Community Land Trust - Citizens' Advisory Panel:

Marilynn McAteer (reappointment)

Darren Crenshaw

Urban Design Committee:

Conor O'Donnell

City Personnel Board:

Patrice Carpenter (reappointment)

Sister Cities Commission:

Nannette Bailey

Jack Ketterlinus

Eric Tomlin

Sustainability and Resilience Commission:
David Evans (reappointment)

The motion was seconded and approved: Ayes 7, Breton, Gibson, Jones, Robertson, Abubaker, Jordan, Newbille. Noes None. Lynch had not yet arrived.

Awards and Presentations

There were no awards or presentations.

Public Comment

[CD.2025.166](#) May 12, 2025 Public Comment Period Speakers List

Peter Finn informed Council that he would reserve his comments for the ORD. 2025-057 public hearing scheduled to occur later that evening.

Councilor Stephanie Lynch arrived at 6:06 p.m., and was seated.

Agenda Review and Amendments

Councilor Nicole Jones moved to amend the agenda as follows:

1. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions. (4th District)

Patrons: Mayor Stoney (By Request)

To be continued to Monday, June 23, 2025
2. [ORD. 2025-025](#) To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions. (9th District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, June 9, 2025
5. [ORD. 2025-046](#) To amend Ord. No. 2008-270-261, adopted Nov. 10, 2008, as previously amended by Ord. No. 2003-296-255, adopted Sep. 8, 2003, which authorized a Community Unit Plan at 1300 Westwood Avenue for a mixed-use development consisting of a maximum of one hundred forty residential units, a community center with reception facility and non-medical office, a preventative healthcare facility, two private schools, and a fifty unit dormitory, and modified the plan for the fence

required between the subject property and 1409 Palmyra Avenue, to modify the plan for the development of tennis courts. (As Amended) (3rd District)

Patrons: Mayor Avula (By Request)

To be continued to Tuesday, May 27, 2025

6. [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)

To be continued to Monday, June 9, 2025

13. [ORD. 2025-078](#) To authorize the special use of the property known as 1843 West Grace Street for the purpose of one dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (2nd District)

Patrons: Mayor Avula (By Request)

To be continued to Tuesday, May 27, 2025

14. [ORD. 2025-079](#) To authorize the special use of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, upon certain terms and conditions. (1st District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, June 9, 2025

15. [ORD. 2025-080](#) To authorize the special use of the property known as 418 Hunt Avenue for the purpose of up to one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (3rd District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, June 9, 2025

16. [ORD. 2025-081](#) To authorize the special use of the property known as 2618 Rear West Main Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (2nd District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, June 9, 2025

19. [ORD. 2025-084](#) To authorize the special use of the property known as 1707 Tyler Street for the purpose of one two-family detached dwelling, upon certain terms

and conditions. (3rd District)

Patrons: Mayor Avula (By Request)

To be continued to Tuesday, May 27, 2025

21. [ORD. 2025-086](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by West Commerce Properties LLC located at 2210 Concord Avenue and 2202 Concord Avenue in the city of Richmond for the purpose of facilitating the development of affordable housing. (8th District)

Patrons: Mayor Avula

To be continued to Tuesday, May 27, 2025

22. [ORD. 2025-087](#) To (i) declare surplus and direct the conveyance of the City-owned real estate known as 2100 Rear Bellemeade Road, consisting of 1.245± acres, and a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 0.490± acres, for nominal consideration to 2107 West Commerce LLC and (ii) retain certain storm water drainage easements for the purpose of facilitating the development of affordable housing. (8th District)

Patrons: Mayor Avula

To be continued to Tuesday, May 27, 2025

The motion was seconded and unanimously approved: Ayes 8, Breton, Gibson, Jones, Robertson, Lynch, Abubaker, Jordan, Newbille. Noes None.

The Consent Agenda

The following ordinances were considered:

3. [ORD. 2025-044](#) To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Oxford Addition, Terrace P subdivision plat that reserved 3700 East Weyburn Road, upon certain terms and conditions. (4th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

4. [ORD. 2025-045](#) To vacate, pursuant to Va. Code § 15.2-2272(2), those parts of the Oxford Addition, Terrace P subdivision plat that reserved 3601 Sherbrook Road and a portion of 3717 Sherbrook Road, upon certain terms and conditions. (4th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

7. [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 adopted.**
8. [ORD.](#)
[2025-073](#) To authorize the conditional use of the property known as 1304 MacTavish Avenue for the purpose of a nightclub, upon certain terms and conditions. (2nd District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
9. [ORD.](#)
[2025-074](#) To authorize the special use of the property known as 902 North 29th 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 Avula (By Request)
- This ordinance was adopted.**
10. [ORD.](#)
[2025-075](#) To authorize the special use of the property known as 1301 North 38th Street for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (7th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
11. [ORD.](#)
[2025-076](#) To amend Ord. No. 2023-349, adopted Dec. 11, 2023, which authorized the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions, to revise the plans, upon certain terms and conditions. (7th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
12. [ORD.](#)
[2025-077](#) To authorize the special use of the property known as 4701 Forest Hill Avenue for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (4th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**

17. [ORD.](#)
[2025-082](#) To authorize the special use of the property known as 3202 Monument Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
18. [ORD.](#)
[2025-083](#) To authorize the special use of the property known as 2930 North Avenue for the purpose of a restaurant with outdoor dining, upon certain terms and conditions. (3rd District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
20. [ORD.](#)
[2025-085](#) To authorize the special use of the property known as 4140 Walmsley Boulevard for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
23. [ORD.](#)
[2025-088](#) To direct the conveyance of the City-owned real estate located at 1501 Fendall Avenue, consisting of 3.0491± acres, and all or a portion of the City-owned real estate located at 1601 Fendall Avenue, consisting of 2.6226 acres ±, for nominal consideration to Eden Village of Richmond, Inc. for the purpose of facilitating the construction of permanent affordable housing for homeless and low to moderate income individuals and associated parking. (3rd District)
- Patrons:** Mayor Avula
- This ordinance was adopted.**
24. [ORD.](#)
[2025-089](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute an International Rescue Committee Grant Contract between the City of Richmond and the International Rescue Committee, Inc. for the purpose of funding a youth development program for newcomer high school students enrolled in the school division administered by the School Board of the City of Richmond.
- Patrons:** Mayor Avula
- This ordinance was adopted.**

Public Hearing

Neel Ravishankar spoke in opposition of ORD. 2024-074, and stated his concerns about the applicant's timing for submitting a special use permit application. Mr. Ravishankar also stated he believed the applicant was seeking to gain approval after the construction was already completed.

Kevin Vonck, Director of Planning and Development Review, provided a response to Mr. Ravishankar's concerns and additional history regarding the special use permit process.

Will Gillette, Baker Development Resources Land Use Planner and Project Manager, on behalf of the ORD. 2025-074 applicant, spoke in support of the special use permit and stated that the majority of construction was by right, except for the request to build a detached single dwelling on the property.

There were no further comments or discussions and the Consent Agenda was unanimously adopted: Ayes 8, Breton, Gibson, Jones, Robertson, Lynch, Abubaker, Jordan, Newbille. Noes None.

The Regular Agenda

The following ordinance was considered:

25. [ORD. 2024-329](#) To authorize the special use of the properties known as 5728 Patterson Avenue and 805 Libbie Avenue for the purpose of a mixed-use building, including commercial space, upon certain terms and conditions. (As Amended) (1st District)

Patrons: Mayor Stoney (By Request)

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

Public Hearing

Tammy Rose spoke in opposition of ORD. 2024-329, and she stated the development would have a negative impact on surrounding neighbors. Ms. Rose also stated that increased development was creating traffic issues and raising nearby real estate assessments.

Jennifer Mullen, Roth Jackson Commercial Real Estate Attorney, on behalf of the applicant, provided additional background information regarding the special use permit.

Tyler Curry, special use permit applicant, spoke in support of ORD. 2024-329, and stated he and his fellow development partners spoke with surrounding residents to address any issues raised.

Bryan Loos spoke in support of ORD. 2024-329, and stated that he believed the project developers amended plans sufficiently to address concerns of neighbors.

Jalen Randolph spoke in support of ORD. 2024-329, and stated that he believed the proposed project was a sensible development.

David Robinson spoke in support of ORD. 2024-329, and stated he was a long-term resident of the area. Mr. Robinson also stated that he believed the developers made sufficient changes to the project to address neighbors' concerns.

Councilor Andrew Breton addressed the history of the proposed development and special use permit. Councilor Breton also stated that he was proud of the work associated with the amendments implemented into the development plans based on resident and staff feedback. Councilor Breton acknowledged the impact of new developments on displacement, and he stated that he would work with the Department of Planning and Development Review to address the issue.

There were no further comments or discussions and ORD. 2024-329 was adopted: Ayes None. Noes 8, Breton, Gibson, Jones, Robertson, Lynch, Abubaker, Jordan, Newbille.

Budget-Related Papers

The following ordinances were considered:

26. [ORD. 2025-057](#) To adopt the annual budget, which includes all of the separate current expense budgets for the general operation of the City government and Richmond Public Schools and for each utility as defined in ch. 13 of the City Charter and provides for increases to certain fees for the fiscal year commencing Jul.1, 2025, and ending Jun. 30, 2026, and to appropriate the estimated revenues for such fiscal year for the objects and purposes stated in such budget. (As Amended)

Patrons: Mayor Avula

27. [ORD. 2025-058](#) To accept a program of proposed Capital Improvement Projects for the fiscal year beginning Jul. 1, 2025, and for the four fiscal years thereafter; to adopt a Capital Budget for the fiscal year beginning Jul. 1, 2025; and to determine the means of financing the same. (As Amended)

Patrons: Mayor Avula

28. [ORD. 2025-059](#) To adopt a new pay plan for the City for Fiscal Year 2025-2026 and to repeal Ord. No. 2024-101, adopted May 13, 2024, and all amendatory ordinances thereto.

Patrons: Mayor Avula

29. [ORD.](#)
[2025-060](#)

To cancel certain authorized but unissued bonds authorized by the City of Richmond; to authorize the issuance of general obligation bonds and notes of the City of Richmond in the maximum principal amount of \$123,872,811 to finance the cost of school projects and general capital improvement projects of the City for the following purposes and uses: construction, reconstruction, improvements and equipment for public schools; construction, reconstruction, improvement and equipment for various infrastructure needs, including transit facilities, traffic control facilities, streets, sidewalks and other public ways, bridges, storm sewers, drains and culverts, street lights, floodwall and levee system facilities and refuse disposal facilities; construction, reconstruction, improvement and equipment for public safety and other governmental purposes; to make grants or loans to assist in financing capital expenditures for the purposes of promoting the development of housing projects for the benefit of persons with low or moderate incomes; participation in redevelopment, conservation and community development programs, including the construction, reconstruction, improvement and equipment for targeted public facilities included in these programs; construction, reconstruction, improvements and equipment for public institutional, operational, cultural, educational and entertainment buildings and facilities, including but not limited to the theaters, parks, playgrounds, cemeteries, libraries and museums; acquisition of real property therefor as appropriate; and the making of appropriations to the City's Economic Development Authority and the Richmond Redevelopment and Housing Authority to be used to finance capital expenditures or to make loans or grants to finance capital expenditures or to make loans or grants to finance capital expenditures for the purposes of promoting economic development or promoting the development of housing projects for the benefit of persons with low or moderate incomes; to authorize the Director of Finance, with the approval of the Chief Administrative Officer, for and on behalf of the City, to sell such bonds for such capital improvement projects, to provide for the form, details and payment of such bonds; to authorize the issuance of notes of the City in anticipation of the issuance of such bonds; and to authorize the issuance of such bonds as either federally tax-exempt bonds or federally taxable bonds, or both.

Patrons: Mayor Avula

30. [ORD.](#)
[2025-061](#)

To authorize the issuance of general obligation public improvement bonds of the City of Richmond in the maximum principal amount of \$193,714,000 to finance the cost of capital improvement projects of the stormwater utility of the City for the following purposes and uses:

replacement of and upgrades to the stormwater facilities, including but not limited to, construction, reconstruction, improvements, rehabilitation and upgrades of stormwater sewers and associated facilities; new and replacement infrastructure of the storm sewer system, drainage structures, catch basins, ditches, storm sewer pipes, culverts, green infrastructure; acquisition of real property therefor as appropriate; and equipment for various infrastructure needs; to authorize the Director of Finance, with the approval of the Chief Administrative Officer, for and on behalf of the City, to sell such bonds for such capital improvement projects, to provide for the form, details and payment of such bonds; to authorize the issuance of notes of the City in anticipation of the issuance of such bonds; and to authorize the issuance of such bonds as either federally tax-exempt bonds or federally taxable bonds, or both.

Patrons: Mayor Avula

31. [ORD.](#)
[2025-062](#)

To cancel certain authorized but unissued bonds authorized by the City of Richmond; to authorize the issuance of public utility revenue bonds of the City of Richmond in the maximum principal amount of \$384,171,453 to finance the cost of capital improvement projects of the gas, water and wastewater utilities and public utility buildings and facilities for the following purposes and uses: enlargement, extension, repair, replacement, improvement and equipping of the gas plant, gate stations, transmission, distribution and service lines and associated metering equipment; enlargement, extension, repair, replacement, improvement and equipping of the waterworks plant, pump stations, transmission, distribution and service lines and associated metering equipment; enlargement, extension, repair, replacement, improvement and equipping of the wastewater plant and intercepting lines; construction, reconstruction, repair, replacement, and improvement of sanitary and storm water sewers, pumping stations, drains and culverts; construction, reconstruction, repair, replacement, improvement and equipping of public utility buildings and facilities therefor, including but not limited to the stores division; and acquisition of real property and real property rights (including without limitation easements and rights-of-way) therefor as appropriate; to authorize the Director of Finance, with the approval of the Chief Administrative Officer, for and on behalf of the City, to sell such bonds for such capital improvement projects; to provide for the form, details and payment of such bonds; to approve the form of supplemental indenture of trust; to authorize the issuance of notes of the City in anticipation of the issuance of such bonds; and to authorize the issuance of such bonds as either federally tax-exempt bonds or federally taxable bonds, or both.

Patrons: Mayor Avula

32. [ORD.](#)
[2025-063](#)

To authorize the Chief Administrative Officer to submit a PY 2025 / FY 2026 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 \$13,903,481.39; and to appropriate \$13,903,481.39 for various projects; and to amend Ord. No. 2019-188, adopted Jul. 22, 2019, as last amended by Ord. No. 2024-185 adopted Jul. 22, 2024, which authorized the Chief Administrative Officer to submit original and amended Fiscal Year 2020 Consolidated Annual Action Plans to the U.S. Department of Housing and Urban Development as an application for the receipt of CDBG funds, HOME funds, ESG funds and HOPWA funds, accepted funds from HUD in the total amount of \$15,027,206.00 and appropriated \$16,854,300.00 for various projects, to reappropriate \$271,135.00 from surplus and reprogrammed CDBG-CV funds, for the purpose of providing funds to The Daily Planet, Inc., CARITAS, and YWCA Richmond, for homeless men and family shelters, to provide funds to the Daily Planet Health Services for mobile medical outreach.

Patrons: Mayor Avula

Public Hearing

Steve Saltzberg, Richmonders Involved to Strengthen our Communities (RISC) member, spoke in opposition to the amended FY 2026 Budget and requested dedicated funding for the Affordable Housing Trust Fund.

Beverly Bryant, RISC member, St. Elizabeth Catholic Church member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Beverly Ross, RISC team leader, Sacred Heart Catholic Church member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Nancy Nelson, RISC member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Dennis Holley, RISC member, Sacred Heart Catholic Church Deacon, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Rob Waltenbaugh, RISC member, Bon Air Presbyterian Church member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Alex Creager, RISC member, Bon Air Presbyterian Church Pastor, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Reno Santiago, RISC member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Robin Allman, RISC member, Unitarian Universalist Community Church, spoke in opposition to the amended FY 2026 Budget and requested dedicated funding for the Affordable Housing Trust Fund.

Martha Harper, RISC member, Holy Rosary Catholic Church member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Sandra Thomas Braxton, RISC member, Second Baptist Church team leader, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Brenda Hawkins, RISC member, Second Baptist Church team leader, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Keith Hales, RISC member, Second Baptist Church member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Donna Logwood, RISC member, Second Baptist Church member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Mobile Home Repair and Replacement program.

Kyrie Sields, SEIU member, contracted city employee, spoke in opposition to the amended FY 2026 Budget and requested additional funding for higher compensation and benefits for contracted employees.

Warren Campbell, New Virginia Majority Community Organizer, spoke in opposition to of the amended FY 2026 Budget and requested additional funding for the Family Crisis Fund, Eviction Diversion program, and the Right to Counsel pilot program.

Erica Cannon, New Virginia Majority member, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Family Crisis Fund.

Amoree Speed, New Virginia Majority Community Organizer, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Family Crisis Fund, Eviction Diversion program, and the Right to Counsel pilot program.

Peter Finn, New Virginia Majority Lead Organizer, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Family Crisis Fund.

Emilia Castillo, New Virginia Majority member, spoke in opposition to the amended FY 2026 Budget and requested additional funding to assist single parent families.

Claudia Rebbelo, New Virginia Majority Community Organizer, spoke in opposition to the amended FY 2026 Budget and requested additional funding for the Family Crisis Fund.

Casey Miller spoke in opposition to the amended FY 2026 Budget and requested additional funding for rental assistance.

Charles Willis, United Communities Against Crime Executive Director, spoke in support of the amended FY 2026 Budget and thanked Council for amending the budget to fund public safety and assist residents.

Councilor Sarah Abubaker informed members of her concerns and frustrations with Council's FY 2026 Budget review process. Councilor Abubaker stated that she would not vote to adopt the amended FY 2026 Budget because she did not believe Council had enough meaningful impact on the budget.

Councilor Nicole Jones stated her appreciation for individuals that provided public comment and informed members that she would vote to adopt the amended FY 2026 Budget. Councilor Jones also stated she looked forward to working with city administration to improve the budget review process, and to work throughout the year to ensure priorities are funded.

Councilor Kenya Gibson stated she did not believe Council's budget review process was successful. Councilor Gibson also stated that Council did not have enough time to review the proposed budget, that the public did not have enough opportunities to participate, and that Council work sessions were unproductive. Councilor Gibson informed members that she would not vote to adopt the amended FY 2026 Budget.

Councilor Stephanie Lynch addressed Council's budget review process and stated that it is hard for Council to have an impact due to timing restraints. Councilor Lynch also stated that she hopes the timeline for Council's budget review is expanded. Councilor Lynch informed members that she would vote to adopt the amended FY 2026 Budget.

Councilor Andrew Breton addressed Council's budget review process, and he also stated his support for budget amendments that Council was able to achieve. Councilor Breton informed members that he would vote to adopt the amended FY 2026 Budget.

Vice Chair Katherine Jordan stated she was aware of members' concerns about Council's budget review process, but she noted that Council was able to amend the budget to cause positive change. Vice President Jordan also stated she would vote to adopt the amended FY 2026 Budget to implement the agreed upon amendments.

Councilor Ellen Robertson stated her appreciation for individuals that provided public comment and her appreciation for Council leadership and Council staff. Councilor Robertson also stated that Council would begin working to analyze and implement changes to the budget review process.

President Cynthia Newbille stated that she was grateful for the amendments that Council was able to implement for the FY 2026 Budget. President Newbille also stated that Council would begin working on refining Council's budget review process.

There were no further comments or discussions ORD. 2025-057, ORD. 2025-058, ORD. 2025-059, ORD. 2025-060, ORD. 2025-061, ORD. 2025-062, and ORD. 2025-063 were adopted: Ayes 6, Breton, Jones, Robertson, Lynch, Jordan, Newbille. Noes 2, Gibson, Abubaker.

Motions

Councilor Andrew Breton moved to expedite consideration of the following resolution:

- 33. [RES. 2025-R017](#)** To appoint RJ Warren to serve as Council Chief of Staff.

Patrons: President Newbille

This resolution was introduced for expedited consideration and adopted.

The motion was seconded and unanimously approved: Ayes 8, Breton, Gibson, Jones, Robertson, Lynch, Abubaker, Jordan, Newbille. Noes None.

President Cynthia Newbille provided an introduction and additional background information regarding the proposed resolution.

There were no comments or discussions and RES. 2025-R017 was unanimously adopted: Ayes 8, Breton, Gibson, Jones, Robertson, Lynch, Abubaker, Jordan, Newbille. Noes None.

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, April 28, 2025, at 4:00 p.m., and 6:00 p.m. respectively and Council approved the minutes as presented.

[CD.2025.158](#) April 28, 2025 Informal Meeting Minutes

[CD.2025.160](#) April 28, 2025 Formal Meeting Minutes

Introduction of Ordinances and Resolutions

[CD.2025.169](#) May 12, 2025 Introduction Papers List

City Council will hold a public hearing on the following ordinances and resolutions on Tuesday, May 27, 2025, at 6:00 p.m.:

34. [ORD. 2025-101](#) 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 changing the uses and allocation of the Council District Funds for the Sixth District pursuant to Va. Code § 15.2-2503 for the use of the Council Member in the representation of the Sixth District.

Patrons: Ms. Robertson

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).

35. [ORD. 2025-102](#) 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 changing the uses and allocation of the Council District Funds for the Ninth District pursuant to Va. Code § 15.2-2503 for the use of the Council Member in the representation of the Ninth District.

Patrons: Ms. Jones

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).

36. [ORD. 2025-103](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$3,000.00 from the Virginia Opioid Abatement Authority and to amend the Fiscal Year 2024-2025 General Fund Budget by creating a new line item in the Non-Departmental agency to be called the "Hanover County OAA Project Recover Grant" 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 \$3,000.00, all for the purpose of making a grant of matching funds to Hanover County to support the Project Recover initiative funded by the Virginia Opioid Abatement Authority.

Patrons: Mayor Avula

This ordinance was introduced and committee referral waived pursuant to Rule VI(B)(3)(c).

37. [ORD. 2025-104](#) To repeal City Code §§ 14-57, concerning the establishment of floodplain districts, 14-58, concerning district boundaries and the official floodplain map, and 14-121, concerning modification to requirements of the building code and to amend §§ 14-19, 14-21-14-23, 14-25, 14-55, 14-56, 14-59-14-62, 14-83-14-88, 14-120, 14-122, and 14-123, concerning floodplain management, for the purpose of aligning the City Code with the Letter of Final Determination from the Federal Emergency Management Agency dated Jan. 8, 2025, regarding the City's revised flood insurance rate map.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, May 20, 2025, at 3:00

p.m.

38. [ORD. 2025-105](#) To designate the 300 block of North 32nd Street in honor of Reverend Dr. Edward Daniel McCreary, Jr.

Patrons: President Newbille

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, May 20, 2025, at 3:00 p.m.

39. [ORD. 2025-106](#) To designate the 2100 block of Edwards Avenue in honor of Harold Thomas.

Patrons: Ms. Trammell

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, May 20, 2025, at 3:00 p.m.

40. [ORD. 2025-107](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$75,000.00 from the Virginia Department of Criminal Justice Services, and to designate funds in the total amount of \$25,000.00 in the City Sheriff General Fund Budget as the required local match; to amend the Fiscal Year 2024-2025 Special Fund Budget by creating a new special fund for the City Sheriff called the "DCJS JAG - Vehicle Cameras Special Fund;" and to amend the Fiscal Year 2024-2025 Special Fund Budget by increasing estimated revenues and the amount appropriated to the City Sheriff's "DCJS JAG - Vehicle Cameras Special Fund" by the total amount of \$100,000.00, all for the purpose of equipping the City Sheriff's fleet vehicles with camera equipment.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, May 21, 2025, at 2:00 p.m.

41. [ORD. 2025-108](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$1,500,000.00 from the Virginia Resources Authority and to amend the Fiscal Year 2024-2025 Wastewater Utility Budget which appropriated the estimated receipts of the wastewater utility, by increasing estimated receipts and the amount appropriated for the wastewater utility by \$1,500,000.00, for the purpose of funding the City's Wastewater Treatment Plant Thickening and Dewatering Facilities Improvements project.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, May 21, 2025, at 2:00 p.m.

42. [ORD. 2025-109](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Financing Agreement between the City of Richmond and the Virginia Resources Authority for the purpose of funding the City's Wastewater Treatment Plant Thickening and Dewatering Facilities Improvements project.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, May 21, 2025, at 2:00 p.m.

43. [ORD. 2025-110](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Richmond Ambulance Authority Grant Agreement between the City of Richmond and the Richmond Ambulance Authority for the purpose of funding a Peer Recovery Specialist project to combat the opioid crisis in the City of Richmond.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, May 21, 2025, at 2:00 p.m.

44. [ORD. 2025-111](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Health Brigade Grant Contract between the City of Richmond and Health Brigade for the purpose of funding the creation and implementation of a substance use disorder treatment program to combat the opioid crisis in the City of Richmond.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, May 21, 2025, at 2:00 p.m.

45. [RES. 2025-R018](#) To support the application for an allocation of \$10,000,000 through the Virginia Department of Transportation Revenue Sharing Program to provide maintenance and construction assistance to certain transportation projects.

Patrons: Mayor Avula

This resolution was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, May 20, 2025, at 3:00 p.m.

46. [RES. 2025-R019](#) To request that the Chief Administrative Officer cause to be conducted a study of the fiscal, operational, and other considerations associated with requiring janitorial and security contractors under contract to provide services to the City to pay the City's minimum wage, currently \$20.00 per hour, to their employees who are performing work under City contracts, and to provide the Council with any recommendations for implementing such a

requirement by no later than Nov. 1, 2025.

Patrons: Ms. Robertson, President Newbille, Vice President Jordan, Ms. Trammell, Mr. Breton, Ms. Lynch and Ms. Jones

This resolution was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, May 21, 2025, at 2:00 p.m.

City Council will hold a public hearing on the following ordinances and resolution on Monday, June 9, 2025, at 6:00 p.m.:

47. [ORD. 2025-112](#) To close, to public use and travel, unimproved portions of West 23rd Street located south of Semmes Avenue and north of McDonough Street, McDonough Street located east of West 22nd Street, Perry Street located east of West 22nd Street, and two unimproved alleys, one located between West 23rd Street and an existing alley and a second located between Perry Street and Porter Avenue, all such streets and alleys together consisting of 45,430± square feet and, upon certain terms and conditions, and to authorize the Chief Administrator Officer to accept the dedication of a public utility easement consisting of 11,646± square feet and a 3,106± square foot public right-of-way, all for the purpose of facilitating the development of multifamily affordable housing.

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

48. [ORD. 2025-113](#) To authorize the special use of the property known as 3200 2nd Avenue for the purpose of up to one single-family detached dwelling, two two-family detached dwellings, and four 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, June 3, 2025, at 6:00 p.m.

49. [ORD. 2025-114](#) To authorize the special use of the property known as 1000 North 21st Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

50. [ORD. 2025-115](#) To authorize the special use of the properties known as 810 North 22nd Street and 812 North 22nd 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 introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

51. [ORD. 2025-116](#) To authorize the special use of the property known as 2903 Brook Road for the purpose of one single-family detached dwelling and one accessory structure, upon certain terms and conditions. (3rd District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

52. [ORD. 2025-117](#) To authorize the special use of the property known as 8 South Crenshaw Avenue for the purpose of uses permitted in the UB Urban Business District as set forth in City Code §§ 30-433.2 and 30-433.3, upon certain terms and conditions. (5th District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

53. [ORD. 2025-118](#) To authorize the special use of the property known as 3102 P 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 introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

54. [ORD. 2025-119](#) To authorize the special use of the properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street for the purpose of up to fifteen single-family attached dwellings, upon certain terms and conditions. (7th District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

55. [ORD. 2025-120](#) To conditionally rezone the properties known as 603 Rear North 35th Street, 609 Rear North 35th Street, 619 North 36th Street, 3510 Glenwood Avenue, and 3516 Glenwood Avenue from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions. (7th District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, June 3, 2025, at 6:00 p.m.

56. [RES. 2025-R020](#) To establish the Civilian Review Board's policies and procedures pursuant to Code of Virginia, § 9.1-601(D) and City Code § 2-1202.4(f).

Patrons: Ms. Trammell

This resolution was introduced and referred to the Organizational Development Standing Committee meeting on Monday, June 2, 2025, at 4:00 p.m.

City Council will hold a public hearing on the following ordinance on Monday, June 23, 2025, at 6:00 p.m.:

57. [ORD. 2025-121](#) 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) transferring \$96,250.00 from the Non-Departmental agency, The Literacy Lab line item, (ii) appropriating \$66,250.00 of such transferred funds to the Non-Departmental agency, Reserve for Children's Fund (Early Childhood, Positive Youth Development, Postsecondary Success) line item, and (iii) appropriating \$30,000.00 of such transferred funds to the Challenge Discovery Projects, Inc. (Behavioral Health Clinic) line item in the Non-Departmental agency, all for the purpose of providing funds for emergent needs related to children.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Education and Human Services Standing Committee meeting on Thursday, June 12, 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.

Adjournment

There being no further business before the Council, the meeting adjourned at 8:09 p.m.

CITY CLERK