



City of Richmond

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

DRAFT Meeting Minutes Land Use, Housing and Transportation Standing Committee

Tuesday, November 18, 2025

3:00 PM

Council Chamber, 2nd Floor - City Hall

Committee Members in Attendance

The Honorable Nicole Jones – Chair
The Honorable Ellen Robertson – Vice Chair
The Honorable Andrew Breton – Member

Staff and Others in Attendance

Kiley Kesecker, Deputy City Clerk
Candice Reid, City Clerk
Danielle Smith, Assistant City Attorney
Steve Taylor, Council Policy Analyst
RJ Warren, Council Chief of Staff

Call to Order

Chair Nicole Jones called the meeting to order at 3:03 p.m. and presided.

Chamber Emergency Evacuation Plan Announcement and Public Speaker Guidelines

Upon the Chair's request, Deputy City Clerk Kiley Kesecker provided information on the appropriate way to evacuate the Council Chamber in an emergency along with public speaker guidelines.

Public Comment Period

There were no public comment speakers.

Approval of Minutes

There were no amendments or corrections to the minutes of the October 21, 2025 committee meeting, and the minutes were approved as presented.

[CD.2025.361](#) October 21, 2025 - Land Use, Housing, and Transportation Standing Committee Meeting Minutes

Presentation(s)

There were no presentations.

Paper(s) for Consideration

The following ordinance was considered:

1. [ORD. 2025-242](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a First Amendment to Maymont Foundation Operating Agreement between the City of Richmond and the Maymont Foundation for the purpose of allowing the Maymont Foundation to continue managing, maintaining, operating, and improving Maymont Park in the city of Richmond.

Patrons: Mayor Avula

Chris Frelke, Director of Parks, Recreation and Community Facilities, provided an introduction and a brief overview of the proposed ordinance, stating that it would allow the Maymont Foundation to continue operating Maymont Park as in years past.

Public Hearing

There were no public hearing speakers.

Member Andrew Breton asked about potential difficulties by creating a one year contract.

Mr. Frelke stated that more details need to be discussed between both parties and contract term length will allow for more time.

There were no further comments or discussions, and Member Andrew Breton moved to forward ORD. 2025-242 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

2. [ORD. 2025-243](#) 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 FlixBus, Inc. for the purpose of granting FlixBus, Inc. permission to use a portion of Main Street at 1500 East Main Street as a bus stop, passenger boarding, and waiting area. (7th District)

Patrons: Mayor Avula

Dironna Moore Clarke, Deputy Director of Public Works, provided an introduction and a brief overview of the proposed ordinance, stating that it would formalize what was a 90-day license agreement with Flixbus, Inc., to an agreement of up to five years with renewals.

Public Hearing

There were no public hearing speakers.

There were no comments or discussions, and Vice Chair Ellen Robertson moved to forward ORD. 2025-243 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following resolution was considered:

3. [RES. 2025-R045](#) To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to make such lawful changes as may be necessary to establish a civil penalty for the razing, demolition, or moving of a building or structure that is located in a City old and historic district in violation of the City's zoning ordinance, as authorized by Va. Code § 15.2-2306(F).

Patrons: Vice President Jordan, Mayor Avula, President Newbille, Ms. Lynch, Ms. Abubaker, Mr. Breton and Ms. Gibson

Kevin Vonck, Director of Planning and Development Review, clarified several points about the proposed amendment and the function of the city's Old and Historic Districts.

Public Hearing

There were no public hearing speakers.

The committee addressed the following items:

- The maximum penalty based on the property value
- The number of historic properties in the city
- Classification of structures located in the City's old and historic districts

Mr. Vonck stated that, depending on the legislation, a lesser penalty may be imposed; however, the maximum penalty is limited to twice the assessed value of the property. He also noted that he does not know the exact number of properties but estimated there are approximately 4,000, and that all structures located within the boundaries of the historic districts would qualify under the proposed resolution.

There were no further comments or discussions, and Member Andrew Breton moved to forward RES. 2025-R045 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following resolution was considered:

4. [RES. 2025-R046](#) To declare surplus, and to authorize and request the Chief Administrative Officer to seek offers, bids, or proposals by solicitation for the City-owned property located at 8790 Strath Road for the purpose of facilitating the solicitation of offers by invitation for bids or request for proposals pursuant to and in accordance with either City Code §§ 8-61 or 8-62.

Patrons: Mayor Avula

Chris Nizamis, Economic Development Programs Administrator, provided an introduction and brief overview of the proposed resolution, stating that it would authorize city administration to solicit offers, bids, or proposals for the city-owned property located at 8790 Strath Road.

Public Hearing

Charles Willis spoke in support of the owners of the adjacent property who submitted the original unsolicited offer, stating that they have invested in maintaining the property and should be given the opportunity to have their offer for the property considered.

Vice Chair Ellen Robertson requested additional information regarding the proposed resolution.

Mr. Nizamis explained that the resolution would allow city administration to declare the property surplus and initiate a public bidding process, whereas the original legislation would have declared the property surplus and conveyed it to the offeror simultaneously.

Chair Nicole Jones inquired about the process for handling unsolicited bids for properties declared surplus.

Mr. Nizamis stated that, once a property is formally declared surplus, the city may issue a solicitation notice and conduct a competitive bidding process.

Vice Chair Robertson asked whether unsolicited bids received prior to adoption of the proposed resolution would be affected.

Mr. Nizamis responded that previously received unsolicited bids would not be affected and that any future proposals would be subject to the competitive solicitation process.

Member Andrew Breton questioned the prior policy prohibiting unsolicited bids before a property is declared surplus.

There were no further comments or discussions, and Member Andrew Breton moved to forward RES. 2025-R046 to Council with no recommendation, which was seconded and approved: Ayes 2, Breton, Jones. Noes 1, Robertson.

Board Vacancies

There were no board vacancies.

Discussion Item(s)

There were no discussion Items.

Staff Report

Council staff provided the committee with the November Land Use, Housing and Transportation staff report.

[CD.2025.364](#) November 18, 2025 - Land Use, Housing and Transportation Staff Report

A copy of the material provided has been filed.

Adjournment

There being no further business, the meeting adjourned at 3:46 p.m.