



City of Richmond

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

Formal Meeting Minutes

Monday, February 24, 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 and early departure)
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 6:00 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.

Reverend Calvin H. Sydnor, IV of Grace Covenant Presbyterian Church, 1627 Monument 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 Lisa Braxton 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 Stephanie Lynch made a request to participate in the meeting via Microsoft Teams from Wintergreen Resort in Nelson County, Virginia, due to personal travel that prevented her physical attendance. The Council members present were required to adopt a motion to approve Councilor Lynch's participation in the meeting by electronic communication means if it appeared to the body that her request complied with Rule III(D) of Council's Rules of Procedure. A motion was solicited from those members physically assembled to approve Councilor Lynch's participation in the meeting by electronic communication means.

Vice President Katherine Jordan moved to allow Councilor Stephanie Lynch to participate in the meeting by electronic communication means. The motion was seconded and approved: Ayes 7, Breton, Gibson, Jones, Robertson, Trammell, Jordan, Newbille. Noes None. Lynch had not yet arrived. Abubaker was awaiting approval to participate through electronic communication means.

Councilor Stephanie Lynch joined the meeting at 6:06 p.m.

Pursuant to Rule III(D)(4)(b) of Council's Rules of Procedure, Councilor Sarah Abubaker made a request to participate in the meeting via Microsoft Teams from a friend's residence in Breckenridge, Colorado, due to personal travel that prevented her physical attendance. The Council members present were required to adopt a motion to approve Councilor Abubaker's participation in the meeting by electronic communication means if it appeared to the body that her request complied with Rule III(D) of Council's Rules of Procedure. A motion was solicited from those members physically assembled to approve Councilor Abubaker's participation in the meeting by electronic communication means.

Member Nicole Jones moved to allow Councilor Sarah Abubaker's to participate in the meeting by electronic communication means. The motion was seconded and approved: Ayes 7, Breton, Gibson, Jones, Robertson, Trammell, Jordan, Newbille. Noes None. Lynch was excused and Abubaker was awaiting approval to participate through electronic communication means.

Awards and Presentations

Mayor Danny Avula provided Council with an update regarding infrastructure improvements at the city's water treatment facility and the preliminary investigation report conducted by HNTB. Mayor Avula also provided a handout and discussed his seven priorities for a thriving Richmond.

A copy of the material provided has been filed.

[CD.2025.059](#) February 24, 2025 Mayor Danny Avula Formal Handout

Councilor Reva Trammell stated her appreciation for the mayor's priorities, and she requested that he include public safety and housing affordability as priorities for a thriving Richmond.

Councilor Kenya Gibson stated that trust between city government and residents needs to be addressed and improved. Councilor Gibson also stated her concerns about the ongoing HNTB investigation, past utility infrastructure improvement spending, and the comprehensive annual financial report (CAFR).

Councilor Nicole Jones requested that the mayor and city administration include the stories of the city's minority communities within its priorities for a thriving Richmond.

Councilor Ellen Robertson stated that Council and the mayor need to collaborate to help make Richmond a united city. Councilor Robertson also stated that the city needed to prepare for cuts in federal funding, specifically from the Department of Housing and Urban Development. Councilor Robertson further stated that the city needed to identify a dedicated revenue source for the Affordable Housing Trust Fund.

Councilor Andrew Breton stated that the city must include economic development in its future plans to help offset budget shortfalls.

President Cynthia Newbille stated her appreciation for the mayor's efforts during his time in office.

Action on Appointments and Reappointments

[CD.2025.054](#) Board Appointments and Reappointments - February 24, 2025

Councilor Nicole Jones moved that the following appointment and reappointment be approved:

Board of Directors of the Economic Development Authority:
Jared Loiben

Board of Commissioners of the Richmond Redevelopment and Housing Authority:
Harold Parker, Jr. (reappointment)

The motion was seconded.

Councilor Kenya Gibson stated that she would vote no on the Board of Commissioners of the Richmond Redevelopment and Housing Authority reappointment because the applicant could not provide to her a commitment to a one to one replacement of Richmond Redevelopment and Housing Authority rental units. Councilor Gibson also stated that she would vote no on the Board of Directors of the Economic Development Authority appointment because of the appointee's employment with Dominion Energy and Dominion Energy's influence on the city.

The motion approved: Ayes 6, Breton, Jones, Robertson, Trammell, Jordan, Newbille. Noes 1, Gibson. Abstentions 2, Lynch, Abubaker.

President Cynthia Newbille stated that the City Attorney's Office provided Council with a legal opinion stated that the appointment of a Dominion Energy employee to the Board of Directors of the Economic Development Authority was permissible.

Public Comment

[CD.2025.051](#) February 24, 2025 Public Comment Period Speakers List

Eugenia Reese addressed Council and requested that the city stop the construction of a Virginia Museum of Fine Arts (VMFA) art storage warehouse. Ms. Reese stated that VMFA had other options to store art as the museum moves forward with expansion construction. Ms. Reese also stated that she did not believe the proposed warehouse was legally permitted.

Abraham Castillo, New Virginia Majority Community Organizer, addressed Council and stated that the city needed to protect residents and immigrants from evictions. Mr. Castillo also stated that rising rents make it difficult for families to remain in housing, and that the city should help provide assistance through programs such as the Family Crisis Fund.

Melvin Jones addressed Council and stated that the sharing of Maggie Walker's impact on the city with residents needed to be a priority of the city. Mr. Jones also addressed utility issues he was experiencing at his residence.

Christopher Rashad Green addressed Council and informed members of an experience he had being stopped and frisked by the Richmond Police Department (RPD). Mr. Green stated that he did not believe the stop was justified, and he requested that the city work to address alleged disparities in RPD stops and searches.

Christine Peterson, Richmond Public Library Board Chair, addressed Council and thanked members for their support. Ms. Peterson also addressed the Richmond Public Library's efforts during the city's recent water crisis and efforts to increase resident membership.

Jason Haase addressed Council and stated his concerns about recent events involving the federal government and federal employees. Mr. Haase also stated his concerns about President Donald J. Trump and plans to terminate the employment of a large number of federal employees.

A copy of all the material provided has been filed.

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, April 14, 2025

2. [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.
(1st District)

Patrons: Mayor Stoney (By Request)

To be continued to Monday, April 28, 2025

6. [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, March 10, 2025

7. [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

To be continued to Monday, March 24, 2025

8. [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

To be continued to Monday, March 24, 2025

9. [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

To be continued to Monday, March 24, 2025

10. [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

To be continued to Monday, March 24, 2025

11. [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

To be continued to Monday, March 24, 2025

12. [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

To be continued to Monday, March 24, 2025

13. [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, March 24, 2025

14. [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

To be continued to Monday, March 24, 2025

15. [RES.](#)
[2024-R040](#)
- To accept and approve the biennial real estate strategies plan entitled "Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties." (As Amended)

Patrons: Mayor Stoney

To be continued to Monday, March 10, 2025

16. [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. (As Amended)

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

To be continued to Monday, April 28, 2025

The motion was seconded and unanimously approved.

The Consent Agenda

The following ordinances were considered:

3. [ORD. 2025-022](#) To authorize the special use of the property known as 1001 Barlen Drive for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (9th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

4. [ORD. 2025-023](#) To authorize the special use of the property known as 3310 Q Street for the purpose of up to two two-family detached dwellings with two accessory dwelling units, upon certain terms and conditions. (7th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

5. [ORD. 2025-024](#) To authorize the special use of the property known as 2811 Rady Street for the purpose of four multifamily dwellings containing an aggregate of up to 352 dwelling units, upon certain terms and conditions. (6th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

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

The Regular Agenda

There were no Regular Agenda items for consideration.

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, February 10, 2025, at 4:00 p.m., and 6:00 p.m.; and Council approved the minutes as presented.

[CD.2025.046](#) February 10, 2025 Informal Meeting Minutes

[CD.2025.050](#) February 10, 2025 Formal Meeting Minutes

Introduction of Ordinances and Resolutions

[CD.2025.057](#) February 24, 2025 Introduction Papers List

City Council will hold a public hearing on the following ordinances on Monday, March 24, 2025, at 6:00 p.m.:

17. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, at 6:00 p.m.
18. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, at 6:00 p.m.
19. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, at 6:00 p.m.
20. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, at 6:00 p.m.
21. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, at 6:00 p.m.

22. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, at 6:00 p.m.

23. [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 introduced and referred to the Planning Commission meeting on Tuesday, March 18, 2025, 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 Stephanie Lynch left the meeting at 7:27 p.m.

Adjournment

There being no further business before the Council, the meeting adjourned at 7:35 p.m.

CITY CLERK