



# City of Richmond

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

## Draft Formal Meeting Minutes

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Monday, February 10, 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  
The Honorable Kenya Gibson  
The Honorable Stephanie Lynch (late arrival)  
The Honorable Ellen Robertson  
The Honorable Reva Trammell (early departure)  
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 Penny A. Nash of St. James's Episcopal Church, 1205 West Franklin 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 Nahdiyah Muhammad provided information on the appropriate way to evacuate the Council Chamber in an emergency along with public speaker guidelines.

## Awards and Presentations

President Cynthia Newbille and fellow Councilmembers honored and recognized Council Policy Analyst Joyce Davis for her years of public service with the city and congratulated her regarding her retirement.

*Councilor Stephanie Lynch arrived at 6:16 p.m. and joined in honoring Joyce Davis.*

## Action on Appointments and Reappointments

**Vice President Katherine Jordan moved to continue consideration of appointments to the Board of Directors of the Economic Development Authority and Board of Commissioners of the Richmond Redevelopment and Housing Authority to the February 24, 2025 Formal Council meeting, which was seconded and unanimously approved.**

**Vice President Katherine Jordan moved that the following appointments and reappointments be approved:**

Advisory Board of Recreation and Parks:

Lisa Mischley

Aging and Disabilities Advisory Board:

Ida Mitchell

Capital Area Partnership Uplifting People, Inc.:

Mary Montague

Human Rights Commission:

Whitney Brown (reappointment)

Breauna Beasley

Emily Wolfeich

Lewis Ginter Botanical Garden, Inc.:

Steven Williams (reappointment)

Richmond Behavioral Health Authority:

Dennis Cohen, Jr.

Social Services Advisory Board:

Max Berckmuellar

Board of Building Code Appeals:

Justin White (reappointment)

City Planning Commission:

Dakia Knight (reappointment)

Audit Committee:

Kristen Nye

George Sibley, III

Central Virginia Waste Management Authority:  
Taylor Booker

City Personnel Board:  
Stephanie Robertson

Clean City Commission:  
Beatrice Bracey

Advisory Board for the Assessment of Towing Fees and the Storage of Vehicles:  
Johnny McRoy, II (reappointment)  
Abin Thomas

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

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

[CD.2025.037](#) Board Appointments and Reappointments - February 10, 2025

## Public Comment

[CD.2025.034](#) February 10, 2025 Public Comment Period Speakers List

Patrick Canteros addressed Council and stated his concerns about the deterioration of housing in the city. Mr. Canteros also stated that the city needed to ensure that affordable housing developers are held accountable to construct and maintain quality inventory for affordable housing in the city. Mr. Canteros further stated his support for the establishment of a rental inspection district.

Alonzo Nicholson addressed Council and informed members of his experience as a former city employee. Mr. Nicholson stated that he was allegedly retaliated against by his employer, the city, for suggesting methods to improve worker safety and lessen harmful effects to the environment. Mr. Nicholson also stated that the hostile work environment forced him to end his employment with the city.

Peter Finn, New Virginia Majority African American Chapter Lead Organizer, addressed Council and stated it was important that the city allocate 9 million dollars to the Family Crisis Fund. Mr. Finn also stated that the Family Crisis Fund would help assist families avoid eviction and remain in stable housing.

Jasmine Howell addressed Council and stated her concerns about the living conditions for residents at Bacon Retirement Community facility. Ms. Howell provided additional concerns about the safety of residents and her knowledge of alleged retaliation by the property management company against residents that reported negative information about the facility.

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

## Agenda Review and Amendments

Vice President Katherine Jordan moved to amend the agenda as follows:

6. [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, February 24, 2025**
  
9. [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, March 10, 2025**
  
17. [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.”  
  
***Patrons:*** Mayor Stoney  
  
**To be amended and continued to Monday, February 24, 2025**
  
18. [RES.](#)  
[2025-R010](#) To establish the Civilian Review Board’s policies and procedures pursuant to Va. Code § 9.1-601(D) and City Code § 2-1202.4(f).  
  
***Patrons:*** Ms. Trammell  
  
**To be continued to Monday, March 10, 2025**

The motion was seconded and unanimously approved.

## The Consent Agenda

The following ordinances were considered:

1. [ORD.](#)  
[2024-306](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Lease Agreement between the City of Richmond, as landlord, and the United States National Parks Service, a division of the Department of the Interior, as tenant, to maintain and operate radio communications equipment on and within City Hall located at 900 East Broad Street. (6th District)

**Patrons:** Mayor Stoney and Ms. Robertson

**This ordinance was adopted.**

2. [ORD. 2024-325](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,148,000.00 from the Virginia Department of Transportation and to amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation category called the “Richmond Signal System Smart City Traffic Signal Controllers” project and (ii) increasing estimated revenues from the funds received from the Virginia Department of Transportation and the amount appropriated to the new Department of Public Works’ “Richmond Signal System Smart City Traffic Signal Controllers” project in the Transportation category by \$1,148,000.00, for the purpose of funding the implementation of a Richmond Signal System Smart City Traffic Signal Controllers program.

**Patrons:** Mayor Stoney

**This ordinance was adopted.**

3. [ORD. 2024-326](#) To amend Ord. No. 2021-277, adopted Nov. 8, 2021, which authorized the special use of the property known as 3401 Patterson Avenue for the purpose of a restaurant, tea room, café, delicatessen, ice cream parlor, or similar food service establishment, upon certain terms and conditions, and repealed Ord. No. 90-142-117, adopted May 14, 1990, to authorize a mobile food truck use and to revise the plans, upon certain terms and conditions. (1st District)

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

**This ordinance was adopted.**

4. [ORD. 2024-327](#) To authorize the special use of the property known as 1800 North 27th Street for the purpose of one single-family detached dwelling, upon certain terms and conditions. (7th District)

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

**This ordinance was adopted.**

5. [ORD. 2024-328](#) To authorize the special use of the property known as 2501 Dana Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (8th District)

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

**This ordinance was adopted.**

7. [ORD. 2025-012](#) To authorize the special use of the property known as 3401 Decatur Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (8th District)

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

**This ordinance was adopted.**

8. [ORD. 2025-013](#) To authorize the special use of the properties known as 2526 Floyd Avenue and 105 North Robinson Street to allow for certain uses permitted in the R-63 Multifamily Urban Residential District, upon certain terms and conditions, and to repeal Ord. No. 88-92-99, adopted Apr. 25, 1988, as amended by Ord. No. 89-41-46, adopted Mar. 13, 1989, as amended by Ord. No. 94-195-188, adopted Sept. 15, 1994, as amended by Ord. No. 99-196-208, adopted Jul. 12, 1999. (2nd District)

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

**This ordinance was adopted.**

10. [ORD. 2025-015](#) To authorize the special use of the property known as 618 South Laurel Street for the purpose of an accessory dwelling unit located on the same lot as a two-family dwelling, upon certain terms and conditions. (5th District)

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

**This ordinance was adopted.**

11. [ORD. 2025-016](#) To authorize the special use of the property known as 3308 East Marshall Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (7th District)

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

**This ordinance was adopted.**

12. [ORD. 2025-017](#) To authorize the special use of the property known as 501 South Pine Street for the purpose of an outdoor storage area accessory to a restaurant, upon certain terms and conditions. (5th District)

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

**This ordinance was adopted.**

13. [ORD. 2025-018](#) To authorize the special use of the property known as 3316 Q Street for the purpose of two two-family detached dwellings and one single family attached dwelling, upon certain terms and conditions. (7th District)

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

**This ordinance was adopted.**

14. [ORD. 2025-019](#) To authorize the special use of the property known as 207 Reveille Street for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions. (1st District)

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

**This ordinance was adopted.**

15. [ORD. 2025-020](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by the Capital Region Land Conservancy, Inc., located at 1401 Brander Street and 1421 Brander Street for the purpose of maintaining such properties as public greenspace and enhancing connectivity for the Richmond Slave Trail within the James River Park System. (6th District)

**Patrons:** Mayor Avula

**This ordinance was adopted.**

16. [ORD. 2025-021](#) To grant a conservation and open-space easement on the property known as 1401 Brander Street and 1421 Brander Street to the Capital Region Land Conservancy, Inc. and the Virginia Department of Conservation and Recreation. (6th District)

**Patrons:** Mayor Avula

**This ordinance was adopted.**

### Public Hearing

Warren Campbell spoke in support of ORD. 2025-019, and he stated that the city was in need of more housing options, such as the accessory dwelling unit referenced in the proposed ordinance.

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

### The Regular Agenda

There were no Regular Agenda items.

### Motions

**Councilor Nicole Jones moved that the resolution entitled:**

17. [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

be amended and continued to February 24, 2025, to revise the biennial real estate strategies plan.

The motion was seconded and unanimously approved.

*Councilor Reva Trammell left the meeting at 6:51 p.m.*

### Approval of Minutes of Previous Meetings

There were no amendments or corrections to the meeting minutes of the Special Council Meeting held on January 8, 2025, at 5:00 p.m.; the Informal and Formal Council Meetings held on Monday, January 27, 2025, at 4:00 p.m., and 6:00 p.m.; and Council approved the minutes as presented.

[CD.2025.026](#) January 8, 2025 Special Meeting Minutes

[CD.2025.025](#) January 27, 2025 Informal Meeting Minutes

[CD.2025.027](#) January 27, 2025 Formal Meeting Minutes

### Introduction of Ordinances and Resolutions

[CD.2025.042](#) February 10, 2025 Introduction Papers List

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

19. [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 introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, February 19, 2025, at 2:00 p.m.**

20. [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 introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, February 19, 2025, at 2:00 p.m.**

21. [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

**This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, February 19, 2025, at 2:00 p.m.**

22. [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 introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, February 19, 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 7:09 p.m.

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CITY CLERK