



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Finance & Economic Development Standing Committee

January 21, 2026

Prep Document for Committee Members

Previous Meeting: November 19, 2025

Next Meeting: February 18, 2026

Agenda Overview:

- 17 papers for consideration

7 related to opioid response to be considered as block):

1. [Ord. 2026-008](#) (authorize CAO to accept, make multiple amendments to FY26 budget, and appropriate a total of \$619,950 from state opioid abatement authority for specifically targeted overdose prevention programs Operation STOP and VCU Operation STOP) – opioid response related
2. [Ord. 2026-010](#) (authorize CAO to execute grant contract with Atlantic Outreach Group to cover opioid use disorder residential treatment bed fee scholarships) – opioid response related
3. [Ord. 2026-011](#) (authorize CAO to execute ChildSavers grant contract to provide trauma-informed clinical counseling services to children whose parent or caregiver has experienced overdose) – opioid response related
4. [Ord. 2026-012](#) (authorize CAO to execute Daily Planet grant contract to provide bed fee scholarships and referrals for clients with opioid use disorder in accredited recovery residences) – opioid response related
5. [Ord. 2026-013](#) (authorize CAO to execute Daily Planet Health Services grant contract for developing and presenting prevention and education services to law enforcement and policymakers addressing the opioid crisis) – opioid response related
6. [Ord. 2026-014](#) (authorize CAO to execute Health Brigade grant contract for harm reduction and outreach efforts for residents suffering from opioid use disorder) – opioid response related
7. [Ord. 2026-015](#) (authorize CAO to execute Richmond Behavioral Health Foundation grant contract to support quarterly community events and harm reduction supplies in designated “safe zones.”) – opioid response related

8. [Ord. 2026-016](#) (authorize CAO to execute Coliseum Parking License Agreement with VCU to lease 200 parking spaces at City-owned facility)
 9. [Ord. 2026-017](#) (establish special purpose reserve to support RRS total retirement fund and require that 10% of each calculated GF surplus be directed to that special purpose reserve to fund retiree bonuses)
 10. [Res. 2026-R004](#) (request that the Mayor include funds to increase wages and benefits for contracted janitorial workers in FY27 budget and pursue amendments to City contract to require that employees be paid at least the City minimum wage and implement that change effective 7/1/26)
 11. [Ord. 2025-282](#) (create tax deferral program for certain real estate taxes above 105% of the prior year's tax bill)
 12. [Ord. 2025-283](#) (change budget submission deadline to March 11)
 13. [Ord. 2025-286](#) (authorize CAO to accept, amend FY26 budget, and appropriate roughly \$127k from the Commonwealth's Development Opportunity Fund for incentives for PPD Development LP to establish a bioanalytics laboratory facility at 737 North 5th Street)
 14. [Ord. 2026-007](#) (authorize CAO to accept, amend FY26 budget, and appropriate \$150k for a "Capital Access Special Fund" within DED to support the Metropolitan Business League and Bridging Virginia for the Capital Access Program)
 15. [Ord. 2026-009](#) (authorize CAO to accept, amend FY26 budget, and appropriate total of approximately \$3.2m from federal govt and state for Railroad Crossing Elimination (RCE) - Broad Rock Grade Separation Special Fund for feasibility analysis, environmental clearance, and preliminary engineering)
 16. [Ord. 2025-284](#) (authorize CAO to execute a First Amendment to Coliseum Parcel Redevelopment Cooperation Agreement with EDA for city center)
 17. [Ord. 2025-285](#) (authorize CAO to execute a Cooperation Agreement with EDA for redevelopment of former public safety building)
- One presentation:
 - Coliseum, Convention Center, and City Center Redevelopment (Department of Economic Development Director Angie Rodgers)

1. Ordinance No. 2026-008 and related papers (#1-7) in block **Patron Mayor Avula**

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$619,950.00 from the Virginia Opioid Abatement Authority; to amend the Fiscal Year 2025-2026 Special Fund Budget by creating new special funds for the Department of Neighborhood and Community Services called the "VCU Operation STOP Special Fund" and the "Operation STOP Special Fund;" to appropriate a portion of such increase to the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Neighborhood and Community Services' "VCU Operation STOP Special Fund" by \$25,000.00 to fund a government to government purchase with Virginia Commonwealth University; and to appropriate a portion of such increase to the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Neighborhood and Community Services' "Operation STOP Special Fund" by \$594.

Related papers in block:

2. **2026-010** (\$75,000 for Atlantic Outreach Group bed fee scholarships),
3. **2026-011** (\$50,000 for ChildSavers trauma-informed counseling services),
4. **2026-012** (\$75,000 for Daily Planet bed fee scholarships and referrals),
5. **2026-013** (\$50,000 for Daily Planet prevention and education services for law enforcement and policymakers),
6. **2026-014** (\$280,000 for Health Brigade harm reduction and outreach), and
7. **2026-015** (\$64,950 for Richmond Behavioral Health Foundation community events and “safe zones”)

Council Staff Notes:

- Per the O&Rs, the City applied for these funds and the state opioid abatement authority approved the entire amount requested for the described projects.
- The Atlantic Outreach Group and Daily Planet must each provide bed fee scholarships in its residential treatment program to at least 20 individuals and for at least 1,500 bed nights.
- ChildSavers must provide trauma-informed counseling services to at least 35 children or teens (under age 18).
- Daily Planet must deliver an evidence-informed educational program and deliver it to at least 300 individuals (100 law enforcement, 100 adults from the general public, and 100 “key stakeholders,” which “may include officials, policymakers, or other individuals identified or approved by the City as appropriate for participation”.

- HealthBrigade must oversee at least 2,000 clean syringe exchanges and provide onsite testing for communicable diseases commonly associated with substance use, including HIV and hepatitis C. They must also make documented referrals for treatment and other service, though a number is not specified.
- RBHF must spend at least \$38,250 on the purchase of naloxone and naloxone dispensers; install, stock, and maintain dispensers at established Community Safe Zones; and conduct at least four community events (education, resource sharing, etc.) during the agreement.

Council Staff Questions:

- How do these activities relate to what the City has already been doing and funding for its opioid response? (Which, if any, of these contracts are for new activities or arrangements versus continued funding and terms for existing contracted relationships?)
- What are the plans and next steps for the long-term strategy development for the use of other opioid abatement funds referenced in the O&Rs for these papers?
- Please explain the table on page 3 of the state opioid abatement authority grants management attachment that shows \$2.26 million held in reserve.
 - What is the purpose of keeping that money in reserve?
 - Is the City the host for the reserve funds or is the state authority?
- Where are the Atlantic Outreach Group and Daily Planet-affiliated residential treatment facilities located? Is there adequate supply of accredited facilities in the region, and if not, how far on average must individuals travel for inpatient treatment?

8. Ordinance No. 2026-016

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Coliseum Parking License Agreement between the City of Richmond, as licensor, and Virginia Commonwealth University, as licensee, for the purpose of leasing 200 parking spaces at the City-owned parking facility located at 501 North 7th Street. (6th District)

Council Staff Notes:

- Per the O&R, VCU has leased parking space in the Coliseum deck since 1992. This new agreement, which replaces an expired prior agreement, could expand to up to 250 spaces and will be eligible for one-year renewals for a total of up to five years.
- Parking space lease fees are \$75/month per space, with a one-time fee of \$25 for access cards.

Council Staff Questions:

- What have been the historic fees charged for the spaces leased by VCU?
- How do these fees (\$75/space per month plus \$25/space per access card) compare to the City's maintenance costs for the parking facility?
- The City offers free parking as an employee benefit. Are all eligible employees currently participating in that benefit program or is there a wait list?
- Does revenue from this lease go to the general fund?

9. Ordinance No. 2026-017

Patron Councilor Trammell

Title: To amend City Code §§ 12-242, concerning the disposition of calculated general fund surplus and reporting, to require that ten percent of each year's surplus amount go to a special purpose reserve to support the Richmond Retirement System Total Retirement Fund to fund bonuses for retired members of the Richmond Retirement System and 12-265, concerning special purpose reserves to establish a special purpose reserve fund to support the Richmond Retirement System Total Retirement Fund.

Council Staff Notes:

- None.

Council Staff Questions:

- None.

10. Resolution No. 2026-R004**Patron** Councilor Lynch

Title: To request that the Mayor (i) propose an annual budget for Fiscal Year 2026-2027 that recommends \$1,131,800 in funding to increase wages and benefits for contracted janitorial workers and (ii) pursue an amendment of the City's Janitorial Services contract during Fiscal Year 2026-2027 to add a requirement that the City's janitorial services contractor pay its employees at least the City's minimum wage and to request that the Chief Administrative Officer, upon the approval of the aforementioned budget appropriation, pursue an amendment of the City's janitorial services contract to include a requirement that the City's janitorial services contractor pay the City's minimum wage to its employees who are performing services under the City's janitorial services contract beginning Jul. 1, 2026.

Council Staff Notes:

- The O&R includes, and the \$1.1 million figure referenced in the resolution is from, the Administration report, “Janitorial + Security Contract Analysis” dated November 1, 2025 in response to Resolution No. 2025-R019.

Council Staff Questions:

- None.

11. Ordinance No. 2025-282**Patron** Councilors Abubaker, Trammell, and Breton

Title: To amend ch. 26, article V, div. 2 of the City Code by adding therein a new section 26-370, concerning a deferral program for certain real estate taxes pursuant to and in accordance with Code of Virginia § 58.1-3219.

Council Staff Notes:

- The illustrative fiscal impact estimate of potential, temporarily foregone revenue for FY26 of up to approximately 0.5% of real estate tax revenue is for a year in which the overall total increase in taxable land book value (from tax year 2025 to tax year 2026, using the final 2026 land book file from the City Assessor) was 6.5%, with slightly higher increases in the residential category than overall (6.97%).

Council Staff Questions:

- None.

12. Ordinance No. 2025-283**Patron** President Newbille

Title: To amend City Code § 12-11, concerning the deadline for submission of budget to Council, for the purpose of changing the deadline for submission from March 27 to March 11.

Council Staff Notes:

- None.

Council Staff Questions:

- None.

13. Ordinance No. 2025-286**Patron Mayor Avula**

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$127,032.00 from the Commonwealth's Development Opportunity Fund, to amend the Fiscal Year 2025-2026 Special Fund Budget by creating a new special fund for the Department of Economic Development entitled "PPD Special Fund," and to appropriate the increase to the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Economic Development's PPD Special Fund by \$127,032.00, for the purpose of providing PPD Development L.P. with incentives to establish a bioanalytics laboratory facility at 737 North 5th Street in the city of Richmond.

Council Staff Notes:

- There is a separate City portion (i.e., not included in this ordinance) of approximately \$75,000 as a matching post-performance grant in addition to the BPOL tax exemption for new businesses.
- PPD fell short of its job creation goal (92%) but exceeded its capital investment goal (108%) per the agreement and performance reporting.

Council Staff Questions:

- What is the anticipated timeframe for the \$75,000 matching performance grant from the City?

14. Ordinance No. 2026-007**Patron Mayor Avula**

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$150,000.00 from the Commonwealth of Virginia, and to amend the Fiscal Year 2025-2026 Special Fund Budget by creating a new special fund for the Department of Economic Development entitled "Capital Access Special Fund" and appropriating the increase to the Department of Economic Development's "Capital Access Special Fund" by \$150,000.00 for the purpose of providing funding to the Metropolitan Business League and Bridging Virginia for the Capital Access Program.

Council Staff Notes:

- These are one-time funds that do not require a local match.
- Per the O&R, the program “aims to close the capital access gap for historically marginalized and under-invested small businesses through a combination of early-stage capacity building, technical assistance for capital access, and network growth.”

Council Staff Questions:

- Please provide additional detail about how these funds will be used for the listed purposes and how many small businesses OMBD and DED expect to serve.

15. Ordinance No. 2026-009**Patron Mayor Avula**

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$2,704,000.00 from the Federal Railroad Administration, to accept funds in the amount of \$540,800.00 from the Virginia Department of Rail and Public Transportation, to amend the Fiscal Year 2025-2026 Special Fund budget by creating a new special fund for the Department of Public Works called the "Railroad Crossing Elimination (RCE) - Broad Rock Grade Separation Special Fund," and to appropriate the increase to the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' "Railroad Crossing Elimination (RCE) - Broad Rock Grade Separation Special Fund" by the total amount of \$3,224,800.00 to provide funding for the feasibility analysis, environmental clearance, and preliminary engineering of a grade separation project on Broad Rock Boulevard.

Council Staff Notes:

- Per the O&R, the federal portion of these funds derives from the Biden-era bipartisan infrastructure law.

Council Staff Questions:

- Please explain in plain language what “railroad crossing elimination” at this location would mean in practice and the impact it is expected to have.
- Are there other railroad crossings the City is considering targeting for this purpose in the future, if additional federal and state funding were to become available?
- Can you share a timeline for this work overall?

16. Ordinance No. 2025-284**Patron Mayor Avula**

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a First Amendment to Coliseum Parcel Redevelopment Cooperation Agreement between the City of Richmond, Virginia and the Economic Development Authority of the City of Richmond for the purpose of facilitating the development of a mixed-use City Center.

Council Staff Notes:

- City Center Innovation District Small Area Plan was adopted by Council on 1/24/2022. City website link here: [City Center | Richmond](#).
- City conveyed Coliseum Parcel property (601 E. Leigh Street) to EDA, who then had 24 months to convey to a new owner.
- City has the right to make EDA give the property back to the City, but this paper instead extends the time for three more years to convey the property and allows them to do so in component parts or phases.

Council Staff Questions:

- Why hasn't the EDA been able to convey the Coliseum Parcel in two years per the original agreement?
- Please elaborate on EDA's plans for conveying the property within the new time limit.
- Please explain the significance of the phrase, "redevelopment of the parcel in component parts" including what additional risks or benefits this allows.

17. Ordinance No. 2025-285**Patron Mayor Avula**

Title: 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 Economic Development Authority of the City of Richmond for the purpose of facilitating the redevelopment of the City-owned property located at 500 North 10th Street. (6th District)

Council Staff Notes:

- City Center Innovation District Small Area Plan was adopted by Council on 1/24/2022. City website link here: [City Center | Richmond](#).
- City owns the former Public Safety Building (PSB) parcel at 500 N. 10th Street and entered into a non-binding MOU with GRTC to build a mixed-use transit-oriented development and bus transfer hub within the City Center.
- Ordinance authorizes agreement between City and EDA for maintenance and security of PSB parcel until redevelopment commences.
- A companion paper effectuates the City's intent to convey the parcel to EDA.

Council Staff Questions:

- What is the status of Ord. 2025-266, the companion ordinance?
- Are there any fiscal impacts for providing maintenance and security for the PSB parcel?

**Presentation: DED on Coliseum, Convention Center, and City Center Redevelopment
(Angie Rodgers, Director, Department of Economic Development)**

Council Staff Summary and Notes:

- Phased approach to activation for City Center development, including demolition of Coliseum in 2026.
- A primary goal for 2026 is the demolition of the Richmond Coliseum, facilitated by a memorandum of understanding (MOU) between the Economic Development Authority (EDA) and the Greater Richmond Convention Center Authority (GRCCA).
- The redevelopment will prioritize a Convention Center hotel and parking to address a lack of hotel rooms within walking distance, which resulted in an estimated loss of 194 events (\$257M) between 2019 and 2024.
- The city is partnering with the EDA and GRTC to redevelop the former Public Safety Building (PSB) into a mixed-use Transit Hub. The vision includes a 10-bay bus loop with pedestrian and cyclist entrances, topped by two residential towers featuring retail and amenities. An RFQ was issued in November 2025, with responses due in January 2026.
- Several grant-funded studies are underway, including the Clay Street Connection, the future of the Courts Building, and an analysis of the "Highest & Best Use" for city-owned assets.

Council Staff Questions:

- Slide 4, please elaborate on plans to develop a “viable financing strategy.”
- How many hotel rooms are in a 10-minute walk of the Convention Center? What is the target number? What else can you share about a new hotel in the area?
- Are there any more transfers needed for the City Center plan?
- With the GRTC Transit Hub vision including two residential towers, what percentage of this housing will be designated as 'affordable' or 'workforce' housing, and how will the city ensure that the 10-bay bus loop remains efficient if surrounding traffic density increases significantly?
- Regarding the 'Highest & Best Use' study for city-owned assets, how will the results of this study influence the prioritization of the 'Other Near-Term Activities' like the Clay Street Connection versus the more capital-intensive redevelopment of the Courts Building?
- By shifting from a single large-scale 'Innovation District' vision to a 'phased approach,' how will the city ensure cohesive architectural and urban design across different developer-led parcels (like the Coliseum site vs. the PSB site) to avoid a fragmented downtown core?