



Richmond City Council

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

Formal Meeting Minutes

Monday, July 28, 2025

6:00 PM

Council Chamber, 2nd Floor - City Hall

Council Members Present

The Honorable Cynthia Newbille, President
The Honorable Katherine Jordan, Vice President
The Honorable Andrew Breton
The Honorable Sarah Abubaker
The Honorable Kenya Gibson
The Honorable Stephanie Lynch
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 Announcement

City Clerk Candice Reid announced 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 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.

Invocation and Pledge of Allegiance

Reverend Laticia Lee of The Mount Carmel Baptist Church 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 Pamela 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

There were no appointments or reappointments for consideration.

Public Comment

Warren Campbell addressed Council regarding his housing affordability concerns. Mr. Campbell requested that the body advocate for rent stabilization legislation during the 2026 General Assembly session. He cited Richmond's ongoing housing crisis and high renter population, referencing the city's eviction statistics as supporting data for the need for tenant protections.

Sylvia Davis, a Gilpin Court resident, addressed Council regarding concerns with Richmond Redevelopment and Housing Authority (RRHA) operations. Ms. Davis requested improved communication protocols and enhanced responsiveness to resident safety concerns. She called for increased transparency and accountability measures in housing authority management practices.

James Stallings addressed Council and presented his concerns regarding the municipal water system's capacity. Mr. Stallings stated that increased water allocation for economic development projects could impact the system's ability to maintain adequate drinking water supply for residents. He requested consideration of water infrastructure capacity in future development planning.

Aaron Woloshin addressed Council regarding poor quality rental housing throughout the city, detailing water leaks, insect infestations, and broken appliances. He described safety violations including illegal basement apartments with covered windows on Monument Avenue. Mr. Woloshin called for stronger city oversight of landlords, noting Richmond's second-highest eviction rate nationally.

Madeline McElgunn, a Richmond Tenants Union member, addressed Council and stated she was opposed to the proposed transfer of Gilpin Court to the Richmond Development Corporation (RDC), alleging RRHA CEO incompetence and scandals involving bribing residents for false support. Ms. McElgunn also stated that Council has greater ability to protect tenants under RRHA than RDC management.

Ms. Neal, a Gilpin Court resident, addressed Council and described ongoing management issues including lack of repairs despite rent payments and quick eviction proceedings for non-payment. She detailed losing power for two days without communication and ongoing problems with mold, flooding, and pest infestations.

Agenda Review and Amendments

Vice President Katherine Jordan made a motion 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] multifamily building containing up to [14] 17 dwelling units, with off-street parking, upon certain terms and conditions. (As Amended) (4th District)

Patrons: Mayor Stoney (By Request)

To be amended and continued to Monday, September 8, 2025

2. [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, September 8, 2025

3. [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. (As Amended) (9th District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, September 8, 2025

4. [ORD.](#)
[2025-046](#) To amend Ord. No. 2008-270-261, adopted Nov. 10, 2008, which amended 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 Community Unit Plan to allow for the development of tennis courts. (As Amended) (3rd District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, September 8, 2025

5. [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, September 8, 2025

6. [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. (As Amended) (3rd District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, September 8, 2025

7. [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, September 8, 2025

8. [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)

To be continued to Monday, September 8, 2025

10. [ORD.](#)
[2025-136](#) To repeal City Code §§ 2-29, 2-31, 2-32, and 2-33, concerning the classifications of Council liaison, Council Policy Analyst, Council Budget Analyst, and the Council Public Relations Specialist, respectively, and to amend City Code § 2-30, concerning the Council Chief of Staff appointment and duties, for the purpose of providing for the appointment of employees in such classifications by the Council Chief of Staff. (As Amended)

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

To be amended and continued to Monday, September 8, 2025

18. [ORD.](#)
[2025-150](#) To authorize the special use of the property known as 3923 Grove Avenue for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions. (1st District)

Patrons: Mayor Avula (By Request)

To be continued to Monday, September 8, 2025

23. [ORD.](#)
[2025-155](#) To authorize the conditional use of the property known as 505 West Leigh Street for the purpose of a lodginghouse, upon certain terms and

conditions. (As Amended) (2nd District)

Patrons: Mayor Avula (By Request)

To be amended and continued to Monday, September 8, 2025

25. [ORD.](#)
[2025-157](#) To amend City Code §§ 30-433.3, 30-433.11.1, 30-436.2, 30-438.2, 30-440.2, 30-442.1:1, 30-444.2:1, 30-447.2:1, 30-447.11:1, 30-448.3, 30-449.4, 30-451.2:1, 30-452.1:1, all concerning principal uses permitted by conditional use permit, 30-454.1 concerning permitted principal and accessory uses, 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning definitions, for the purpose of establishing “retail sales of tobacco and hemp” as a defined use in the City’s zoning ordinance and regulating where such uses can occur.

Patrons: Mayor Avula, Ms. Lynch, Ms. Trammell, Ms. Robertson, President Newbille, Vice President Jordan and Ms. Jones

To be amended and continued to September 8, 2025

33. [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

To be continued to Monday, September 8, 2025

38. [ORD.](#)
[2025-100](#) To amend City Code § 12-12, concerning the form of the budget submitted to Council, to require publication of a side-by-side comparison with the mayor’s proposed budget submission with agency-level budget request documents and to amend ch. 12, art. I of the City Code by adding therein a new section 12-25, concerning publication of agency-level budget requests, for the purpose of requiring submission of agency-level budget request documents.

Patrons: Ms. Lynch, Mr. Breton, Vice President Jordan, Ms. Gibson, Ms. Jones and Ms. Abubaker

To be continued to Monday, September 22, 2025

39. [ORD.](#)
[2025-161](#) To amend ch. 5 of the City Code by adding therein a new art. VI, consisting of §§ 5-160 - 5-167, for the purpose of establishing a residential rental inspection program.

Patrons: Mayor Avula

To be continued to Monday, September 22, 2025

The motion was seconded and unanimously approved.

The Consent Agenda

The following ordinances and resolutions were considered:

9. [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. (As Amended) (7th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
11. [ORD. 2025-138](#) To amend City Code § 2-1204, concerning the residency of certain officers and employees, to modify the City's residency requirement for certain officers and employees. (As Amended)
- Patrons:** Ms. Abubaker, Ms. Gibson, Ms. Jones, Ms. Trammell, Mr. Breton and Ms. Lynch
- This ordinance was adopted.**
12. [ORD. 2025-144](#) To authorize the special use of the property known as 3103 2nd Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
13. [ORD. 2025-145](#) To authorize the special use of the property known as 1807 North 28th Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
14. [ORD. 2025-146](#) To authorize the special use of the property known as 1315 North 31st Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
15. [ORD. 2025-147](#) To authorize the special use of the property known as 1811 Blair Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (5th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

17. [ORD.](#)
[2025-149](#) To authorize the special use of the property known as 1720 North 29th Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

19. [ORD.](#)
[2025-151](#) To authorize the special use of the property known as 1114 Hull Street for the purpose of a six-story mixed-use building, upon certain terms and conditions. (6th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

20. [ORD.](#)
[2025-152](#) To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of up to seven single-family attached dwellings, upon certain terms and conditions. (8th District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

21. [ORD.](#)
[2025-153](#) To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions. (1st District)

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

22. [ORD.](#)
[2025-154](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2024-182, adopted July 22, 2024, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards as they pertain to Map Section K of the Northern Portion of the Plan, regarding permitted principal and accessory uses, signage, hours of operation, and developable building area, to amend the development standards as they pertain to Map Section F of the Southern Portion of the Plan, to allow a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue.

Patrons: Mayor Avula (By Request)

This ordinance was adopted.

24. [ORD.](#)
[2025-156](#) To rezone the properties known as 1220 Ingram Avenue and 1260 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal District and the B-5 Central Business District. (6th District)
- Patrons:** Mayor Avula (By Request)
- This ordinance was adopted.**
26. [ORD.](#)
[2025-158](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$15,733,481.00 from the United States Department of Transportation, Pipeline and Hazardous Material Safety Administration, and to amend the Fiscal Year 2025-2026 Gas Utility Budget, which appropriated the estimated receipts of the gas utility, by increasing estimated receipts and the amount appropriated for expenditures of the gas utility by \$15,733,481.00, for the purpose of providing funding to repair, rehabilitate, and replace natural gas pipelines and related equipment.
- Patrons:** Mayor Avula
- This ordinance was adopted.**
27. [ORD.](#)
[2025-159](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$39,158,844.00 from the United States Department of Transportation, Pipeline and Hazardous Material Safety Administration, and to amend the Fiscal Year 2025-2026 Gas Utility Budget, which appropriated the estimated receipts of the gas utility, by increasing estimated receipts and the amount appropriated for expenditures of the gas utility by \$39,158,844.00, for the purpose of providing funding for the repair, replacement, and rehabilitation of natural gas pipelines and related equipment.
- Patrons:** Mayor Avula
- This ordinance was adopted.**
28. [ORD.](#)
[2025-160](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Performance Agreement between the City of Richmond, VPM Media Corporation, and the Economic Development Authority of the City of Richmond for the purpose of providing performance grants to VPM Media Corporation to establish, equip, and operate a new headquarters located at 13 East Broad Street in the city of Richmond. (2nd District)
- Patrons:** Mayor Avula
- This ordinance was adopted.**

29. [ORD.](#)
[2025-162](#) To grant a conservation and open-space easement on the property known as 501 South 14th Street, 501 1R South 14th Street, 505 South 14th Street, 508 South 14th Street, and a portion of 503 South 14th Street, each a portion of the property known as Mayo's Island, to the Capital Region Land Conservancy, Inc. and the Virginia Department of Conservation and Recreation.

Patrons: Mayor Avula

This ordinance was adopted.

30. [ORD.](#)
[2025-163](#) To amend Ord. No. 2025-057, adopted May 12, 2025, which adopted the Fiscal Year 2025-2026 General Fund Budget and made appropriations thereto, by (i) transferring \$200,000.00 from the Outside Agencies and Central Appropriations agency Heart of Richmond line item, (ii) transferring \$109,000.00 from the Department of Neighborhood and Community Services, (iii) creating a new line item in the Outside Agencies and Central Appropriations agency called "CARITAS (Surge Shelter Operations)" and (iv) appropriating such transferred funds in the amount of \$309,000.00 to such new line item in the Outside Agencies and Central Appropriations agency for the purpose of providing surge overflow shelter operations during inclement winter weather season.

Patrons: Mayor Avula

This ordinance was adopted.

31. [ORD.](#)
[2025-164](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$2,119.00 from the United States Department of Housing and Urban Development; to amend the Fiscal Year 2024-2025 budget adopted by Ord. No. 2024-184, adopted Jul. 22, 2024, for CDBG, HOME, ESG and HOPWA funds received from the United States Department of Housing and Urban Development by recapturing Emergency Solutions Grant funds in the total amount of \$50,666.00; and to amend the Fiscal Year 2025-2026 budget adopted by Ord. No. 2025-063, adopted May 12, 2025, for CDBG, HOME, ESG and HOPWA funds received from the United States Department of Housing and Urban Development by (i) allocating funds in the total amount of \$31,145.00 from the ESG Undesignated Reserve; (ii) creating a new project line item in the ESG funding called "St. Joseph's Villa"; and (iii) appropriating funds in the total amount of \$83,930.00 to the new "St. Joseph's Villa" line item for the purpose of providing funding for rapid rehousing programming.

Patrons: Mayor Avula

This ordinance was adopted.

32. [ORD.](#)
[2025-165](#) 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 and New Cingular Wireless PCS, LLC for the purpose of allowing New Cingular Wireless PCS LLC, to continue to maintain and operate a telecommunications facility at 3518 North Hopkins Road. (8th District)

Patrons: Mayor Avula

This ordinance was adopted.

34. [RES.](#)
[2025-R030](#) To support an application to the Virginia Department of Housing and Community Development for the purpose of participating in the Virginia Main Street Program as an Exploring Main Street community.

Patrons: Mayor Avula

This resolution was adopted.

35. [RES.](#)
[2025-R031](#) To authorize the utilization of the design-build procurement method for the construction of the Canoe Run Park CSO Storage Tank project.

Patrons: Mayor Avula

This resolution was adopted.

36. [RES.](#)
[2025-R032](#) To support an application to the Virginia Department of Transportation's Transportation Alternatives Program for the purpose of funding the installation of pedestrian safety improvements along Patterson Avenue from Maple Avenue to Libbie Avenue and to commit to the required agreements of the Virginia Department of Transportation's Transportation Alternatives Program.

Patrons: Mayor Avula

This resolution was adopted.

16. [ORD.](#)
[2025-148](#) To authorize the special use of the properties known as 2201 Fenton Street and 2203 Fenton Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (7th District)

Patrons: Mayor Avula (By Request)

Continued to Monday, September 8, 2025

Public Hearing

Derek Anderson spoke in opposition to Ord. No. 2025-148, citing inadequate neighborhood notification and concerns about placing three houses on a single lot. He expressed concerns about environmental impact, setting precedent for density creep, and potential school district boundary changes. Mr. Anderson requested a moratorium to allow more time for community input and information gathering.

Holly Setzer spoke in opposition to Ord. No. 2025-148, citing concerns about environmental impact, density and overcrowding, and effects on property values. Ms. Setzer urged Council to reject the development proposal, believing potential negative impacts outweigh perceived benefits.

Teslene Tasillis spoke in opposition to Ord. No. 2025-148, raising concerns about density creep and environmental impact including loss of mature trees and wildlife habitat. She noted the proposal conflicts with existing zoning and long-term land use plans, and urged the planning department to reconsider whether any construction is appropriate, suggesting preservation may offer greater long-term value.

Dan Hyatt spoke in opposition to Ord. No. 2025-148, stating he moved to the area because of the space available for his landscaping business. He expressed his concerns that the development prioritizes quantity over quality and appears to be a money grab. Mr. Hyatt noted he was only able to address concerns when a developer representative approached him on his property and requested more time for proper preparation.

Beth Brown spoke in opposition to Ord. No. 2025-148, stating that she has been a homeowner on Fenton Street for 23 years. She argued the proposed structures are inconsistent with existing home styles and scale, representing a fundamental alteration of the street's character. Ms. Brown emphasized the proposal threatens limited green spaces essential for quality of life and urged Council to deny the special use permit.

Peter Horsley spoke in opposition to Ord. No. 2025-148, stating he received very little notification about the proposal and was only informed by neighbors about the hearing. He also stated that he opposed placing three houses on one lot.

Alessandro Ragazzi, of Baker Development Resources, spoke in support of Ord. No. 2025-148, stating that the special use application was properly reviewed with unanimous City Planning Commission approval. He noted the request is consistent with city policy and the Richmond 300 Master Plan. Mr. Ragazzi explained that two houses could be built by right, so the request adds only one additional house with quality assurances.

President Cynthia Newbille stated that as a result of the feedback provided by residents, and to allow for a community meeting between residents and the applicant to be held, she would like to delay consideration of Ord. No. 2025-148.

President Newbille made a motion to continue Ord. No. 2025-148 to the September 8, 2025, Council meeting, which was seconded and unanimously approved.

There were no further comments and the remaining Consent Agenda items were unanimously adopted.

The Regular Agenda

The following ordinance was considered:

37. [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, Ms. Robertson, Ms. Abubaker, Ms. Jones and Vice President Jordan

This ordinance was adopted.

Councilor Stephanie Lynch introduced the proposed resolution and stated that the current exemption for businesses with annual revenue under \$250,000 should be increased, as the city is falling behind in supporting small businesses compared to other localities. Councilor Lynch also stated that the proposed threshold increase aims to provide better support for small businesses and address concerns raised by the Chamber of Commerce about the low threshold and high tax burden.

Public Hearing

There were no public hearing speakers.

Councilor Nicole Jones requested to be a co-patron of Ord. No. 2024-187.

Vice President Katherine Jordan expressed her support for the proposed ordinance and requested to be a co-patron of the legislation.

Councilor Andrew Breton expressed his support for the proposed ordinance.

There was no additional discussion and Ord. No. 2024-187 was unanimously adopted.

Motions

Councilor Sarah Abubaker moved that the ordinance entitled:

1. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a [mixed-use] multifamily building containing up to [14] 17 dwelling units, with off-street parking, upon certain terms and conditions. (As Amended) (4th District)

Patrons: Mayor Stoney (By Request)

be amended to modify the Plans, terms and conditions and to change the special use permit, and continued to September 8, 2025.

The motion was seconded and unanimously approved.

Councilor Reva Trammell moved that the ordinance entitled:

10. [ORD. 2025-136](#) To repeal City Code §§ 2-29, 2-31, 2-32, and 2-33, concerning the classifications of Council liaison, Council Policy Analyst, Council Budget Analyst, and the Council Public Relations Specialist, respectively, and to amend City Code § 2-30, concerning the Council Chief of Staff appointment and duties, for the purpose of providing for the appointment of employees in such classifications by the Council Chief of Staff. (As Amended)

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

be amended to modify the appointment authority and duties of the Council Chief of Staff, and continued to September 8, 2025.

The motion was seconded and unanimously approved.

Councilor Kenya Gibson moved that the ordinance entitled:

23. [ORD. 2025-155](#) To authorize the conditional use of the property known as 505 West Leigh Street for the purpose of a lodginghouse, upon certain terms and conditions. (As Amended) (2nd District)

Patrons: Mayor Avula (By Request)

be amended to modify certain terms and conditions, and continued to September 8, 2025.

The motion was seconded and unanimously approved.

A proposed amendment to modify certain definitions of the ordinance entitled:

25. [ORD. 2025-157](#) To amend City Code §§ 30-433.3, 30-433.11.1, 30-436.2, 30-438.2, 30-440.2, 30-442.1:1, 30-444.2:1, 30-447.2:1, 30-447.11:1, 30-448.3, 30-449.4, 30-451.2:1, 30-452.1:1, all concerning principal uses permitted by conditional use permit, 30-454.1 concerning permitted principal and accessory uses, 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning definitions, for the purpose of establishing “retail sales of tobacco and hemp” as a defined use in the City’s zoning ordinance and regulating where such uses can occur.

Patrons: Mayor Avula, Ms. Lynch, Ms. Trammell, Ms. Robertson, President Newbille, Vice President Jordan and Ms. Jones

was considered. There being no motion made and seconded to accept the proposed amendment, the amendment failed and Ord. No. 2025-157 was considered as originally written.

Kevin Vonck, Director of Department of Planning and Development Review, introduced the proposed ordinance, stating that the legislation would place more restrictions on where smoke and vape shops could operate in the city, and that the failed proposed amendment to modify certain definitions in city code could be made at a later date. He reported that planning staff supported adoption of the ordinance.

Public Hearing

Madeline McElgunn spoke in support of Ord. No. 2025-157.

Katrina Komali spoke in support of Ord. No. 2025-157, stating that five vape shops are visible from the front door of a middle school in her neighborhood. She noted that this normalizes vaping for children who see these establishments regularly and expressed her appreciation of Council's support of the measure.

Councilor Stephanie Lynch expressed her support of the proposed ordinance and requested to be a co-patron of the legislation.

Councilor Reva Trammell requested to be a co-patron of the proposed legislation.

Councilor Kenya Gibson expressed her support of the proposed ordinance.

Councilor Ellen Robertson and President Cynthia Newbille expressed their support of the proposed ordinance and requested to be added to the legislation as co-patrons.

Vice President Katherine Jordan stated that the proposed ordinance does not address existing vape shops, only limiting where new shops are located and that more work is needed to regulate current shops. Vice President Jordan requested to be a co-patron of the legislation.

Councilor Nicole Jones requested to be a co-patron of the proposed ordinance.

There were no further comments and Ord. No. 2025-157 was unanimously adopted.

Councilor Reva Trammell moved to expedite consideration of the following resolution:

40. [RES. 2025-R033](#) To amend Res. No. 2025-R004, adopted Jan. 8, 2025, which designated which Council members shall serve on the Council's Standing Committees and the various boards, commissions, and other collegial bodies on which Council members serve, to modify the term limit and the Council members assigned to the various boards, commission, and other collegial bodies.

Patrons: President Newbille

This Resolution was adopted

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

President Cynthia Newbille introduced the proposed resolution stating the legislation seeks to:

1. fill outstanding vacancies of collegial bodies on which Council members serve
2. change membership roles on the Education and Human Services Standing Committee
3. modify the standing committee and board membership term limit from four years to two years

Public Hearing

There were no public hearing speakers.

Councilor Stephanie Lynch asked for clarification on the changes effectuated if the proposed resolution is adopted.

Council Chief of Staff RJ Warren read the changes to committee roles and additional and modified collegial body assignments from the proposed resolution.

Councilor Ellen Robertson questioned the rationale for changing from four-year to two-year terms, expressing her concerns about continuity given the substantial work in progress in committees.

President Cynthia Newbille clarified that the change does not preclude four-year service but removes the automatic four-year assignment, allowing individuals to have opportunities to serve on boards they might be interested in that they would not have access to if someone else served for the entire four years. She stated the new term duration would align with the two-year terms of the Council president and vice president.

Councilor Sarah Abubaker questioned why the proposed resolution was being expedited instead of introduced and referred to the Governmental Operations Standing Committee or Organizational Development Standing Committee for review. Ms. Abubaker also questioned the four-year to two-year change.

City Clerk Candice Reid explained that the proposed amendatory resolution would change the term duration of committee assignments from four years to two years, to correct an error made in the first version of the resolution adopted in January, and that the committee assignment term duration is customarily the same as that of the president and vice president.

There was no additional discussion and Res. No. 2025-R033 was unanimously adopted.

Councilor Kenya Gibson moved to expedite consideration of the following resolution:

41. [RES. 2025-R034](#) To direct the City Attorney to notify the Richmond Redevelopment and Housing Authority of the requirement of Council approval prior to entering into a Master Development Agreement for the redevelopment of Gilpin Court in the city of Richmond.

Patrons: Ms. Gibson

This Resolution was adopted

The motion was seconded and unanimously approved.

Councilor Kenya Gibson introduced the proposed resolution, reporting that discussions about transferring Gilpin Court to the Richmond Development Corporation (RDC) began in March 2025, with the Richmond Redevelopment and Housing Authority (RRHA) Board of Commissioners voting against the transfer on April 16, 2025. Ms. Gibson expressed her concerns that a master development agreement was signed after the board voted against the transfer. She cited Virginia Code Section 36-51, which requires governing body approval before housing authorities can implement redevelopment plans, emphasizing that council approval had not been obtained. She stated that after consulting with city legal counsel, she requested a letter be sent to RRHA stating they appear to have entered into an agreement not in compliance with state law.

Councilor Reva Trammell questioned whether City Council has the authority to direct RRHA on what to do with its property when it is not city property. She referenced past experiences with HUD's Hope VI program where she says she was told that RRHA property was not under city jurisdiction.

Councilor Gibson responded that she was not looking to revisit past redevelopment efforts, but that state law is very clear about requiring governing body approval for redevelopment plans. She noted that in other instances, there may have been more council involvement based on conversations with residents and legal counsel, establishing precedent for council participation in redevelopment efforts. Gibson emphasized that what appeared to have happened—entering into a master development agreement ahead of council involvement—appeared to violate the law.

Public Hearing

Omari Al-Qadaffi, a community organizer with Legal Aid Justice Center, spoke in support of the proposed resolution stating that Council does approve revenue bonds and cooperative agreements involving RRHA. Mr. Al-Qadaffi emphasized that residents count on Council members to speak for them and noted ongoing federal court litigation and HUD audits revealing problems at RRHA.

Sylvia Davis, a Gilpin Court resident, spoke in support of the proposed resolution alleging corruption and lack of responsiveness from RRHA leadership. She described poor treatment from RRHA staff and subpar maintenance of Gilpin Court housing units.

Kiara Harris, a Gilpin Court resident and former member of the resident task force for the Choice Neighborhood Community Plan, spoke in support of the proposed resolution and stated that if she had known transfer to RDC was a possibility, she would never have publicly supported the plan. Ms. Harris also stated that a transfer to RDC was never discussed and that the plan was supposed to remain under HUD regulation for oversight and legal compliance.

Dreama Boyd stated that her name is on the redevelopment plan as part of a resident task force. She emphasized wanting more inclusion and oversight in the redevelopment process and noted that the RDC was never discussed during the planning process.

Ms. Neal, a Gilpin Court resident, thanked Council for addressing the situation through the proposed resolution because residents don't have a voice to speak for themselves. Ms. Neal noted there are many problems at Gilpin Court that people don't know about and stated that she is frustrated with years of unfulfilled promises.

Madeline McElgunn thanked Council for taking steps toward transparency with RRHA and accountability for how they serve residents. She noted the importance of accountability in a city overwhelmed with slumlords.

Thomas King, a Seventh District resident and member of Richmond Democratic Socialists of America, praised Councilor Gibson and described the situation as blatant corruption rather than a misunderstanding. He questioned why the RRHA CEO wouldn't be terminated if the allegations are confirmed.

Amoree Speed, a community organizer with New Virginia Majority and Seventh District resident, thanked Council for its commitment to transparency. She indicated New Virginia Majority's support for Gilpin residents and their wishes.

DeAndre Sellers quoted a biblical verse about gaining the world but losing one's soul.

Councilor Stephanie Lynch commended Councilor Gibson for providing renewed hope for better accountability for vulnerable community members who have been ignored or mistreated. Ms. Lynch referenced ongoing problems with deteriorating assets, displaced residents, and warned that the master development agreement would proceed without proper transition planning, displacing residents without alternative housing. She emphasized Council was not stopping development but preventing displacement, noting fewer than 500 regional landlords accept housing vouchers for 760+ families needing relocation. She stressed the critical importance of resident and council engagement in the process to prevent increased homelessness.

After additional comments from President Newbille and Councilor Gibson, Res. No. 2025-R034 was unanimously adopted.

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, June 23, 2025, at 4:00 p.m., and 6:00 p.m., respectively, and the Monday, July 7, 2025, Special Council meeting. Council approved the minutes as presented.

Introduction of Ordinances and Resolutions

[CD.2025.255](#) July 28, 2025 Introduction Papers List

City Council will hold a public hearing on the following ordinances on Monday, September 8, 2025, at 6:00 p.m.:

41. [ORD. 2025-166](#) To amend and reordain Ord. No. 2014-226-207, adopted Nov. 10, 2014, as previously amended by Ord. No. 2017-187, adopted Oct. 9, 2017, which authorized the special use of the property known as 707 East Main Street for the purpose of the installation of one new roof sign, to authorize residential uses, 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, August 19, 2025, at 6:00 p.m.

42. [ORD. 2025-167](#) To authorize the special use of the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th Street for the purpose of up to six 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, August 19, 2025, at 6:00 p.m.

43. [ORD. 2025-168](#) To authorize the special use of the property known as 817 North 22nd Street for the purpose of two 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, August 19, 2025, at 6:00 p.m.

44. [ORD. 2025-169](#) To authorize the special use of the property known as 1010 North 21st Street for the purpose of a single-family detached dwelling and up to two 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, August 19, 2025, at 6:00 p.m.

45. [ORD. 2025-170](#) To authorize the special use of the property known as 1813 ½ North 28th Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, 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, August 19, 2025, at 6:00 p.m.

46. [ORD. 2025-171](#) To authorize the special use of the property known as 1612 North 31st Street for the purpose of up to two two-family detached dwellings and up to two accessory 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, August 19, 2025, at 6:00 p.m.

47. [ORD. 2025-172](#) To authorize the special use of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue for the purpose of up to four single-family detached dwellings, 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, August 19, 2025, at 6:00 p.m.

48. [ORD. 2025-173](#) To authorize the special use of the property known as 2201 North Lombardy Street for the purpose of a mixed-use building, 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, August 19, 2025, at 6:00 p.m.

49. [ORD. 2025-174](#) To authorize the conditional use of the property known as 16 East Marshall Street for the purpose of a nightclub, upon certain terms and conditions. (2nd District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, August 19, 2025, at 6:00 p.m.

50. [ORD. 2025-175](#) To authorize the special use of the property known as 210 West Marshall Street for the purpose of a restaurant, upon certain terms and conditions. (2nd District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, August 19, 2025, at 6:00 p.m.

51. [ORD. 2025-176](#) To authorize the special use of the property known as 3607 Moss Side Avenue for the purpose of a single-family detached dwelling with a driveway within the front yard, 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, August 19, 2025, at 6:00 p.m.

52. [ORD. 2025-177](#) To authorize the special use of the property known as 2510 Porter Street for the purpose of one two-family detached dwelling, 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, August 19, 2025, at 6:00 p.m.

53. [ORD. 2025-178](#) To authorize the special use of the property known as 400 North Robinson Street for the purpose of a three-story mixed-use building, upon certain terms and conditions. (2nd District)

Patrons: Mayor Avula (By Request)

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, August 19, 2025, at 6:00 p.m.

54. [ORD. 2025-179](#) To authorize the special use of the property known as 1400 School Road for the purpose of student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, 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, August 19, 2025, at 6:00 p.m.

55. [ORD. 2025-180](#) To declare surplus and direct the conveyance of City-owned real estate known as 8790 Strath Road in Henrico County, consisting of 0.899± acres, for \$6,500.00 to Jonathan McQuinn and Delores McQuinn for private use.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, August 19, 2025, at 6:00 p.m.

56. [ORD. 2025-181](#) To direct the conveyance of the City-owned real estate located at 3410 Belmont Road, consisting of 0.341± acres, and 3420 Belmont Road, consisting of 0.514± acres, for \$187,000.00 to Belmont Investments LLC, for the purpose of facilitating the construction of a mixed-use development project. (8th District)

Patrons: Mayor Avula

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, August 19, 2025, at 6:00 p.m.

57. [ORD. 2025-182](#) To direct the sale of the City-owned real estate located at 1900 Greenwood Avenue, consisting of 0.1377± acres, 1902 Greenwood Avenue, consisting of 0.0689± acres, 1904 Greenwood Avenue, consisting of 0.1377± acres, 1908 Greenwood Avenue, consisting of 0.0689± acres, 1910 Greenwood Avenue, consisting of 0.0689± acres, 1914 Greenwood Avenue, consisting of 0.1377± acres, 2000 Greenwood Avenue, consisting of 0.4550± acres, 2013 Greenwood Avenue, consisting of 0.1377± acres, 2001 Joshua Street, consisting of 0.2940± acres, 2015 Joshua Street, consisting of 0.1610± acres, and 2001 Fendall Avenue, consisting of 0.4920± acres to Richmond Metropolitan Habitat for Humanity, Inc. for \$100,000.00 for the purpose of facilitating the construction of affordable housing. (3rd District)

Patrons: Mayor Avula

This ordinance was introduced and referred to the Planning Commission meeting on Tuesday, August 19, 2025, at 6:00 p.m.

City Council will hold a public hearing on the following ordinances on Monday, September 22, 2025, at 6:00 p.m.:

58. [ORD. 2025-183](#) To declare that Council has not authorized redevelopment of Gilpin Court and prohibit undertakings pursuant to a certain Master Development Agreement to redevelop Gilpin Court without Council authorization.

Patrons: Ms. Gibson

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, September 16, 2025, at 3:00 p.m.

59. [ORD. 2025-184](#) To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as Thomas B. Smith Community Center and located at 2009 Ruffin Road for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, September 16, 2025, at 3:00 p.m.

60. [ORD. 2025-185](#) To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as Lucks Field Community Center located at 1925 U Street for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, September 16, 2025, at 3:00 p.m.

61. [ORD. 2025-186](#) To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as St. Mary's Hospital located at 5801 Monument Avenue for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

Patrons: Mayor Avula

This ordinance was introduced and referred to the Land Use, Housing and Transportation Standing Committee meeting on Tuesday, September 16, 2025, at 3:00 p.m.

62. [ORD. 2025-187](#) To approve the Work Plan and Budget for the fiscal year ending June 30, 2026, for the provision of services in the Downtown Special Service and Assessment Districts.

Patrons: Ms. Robertson and Mayor Avula

This ordinance was introduced and referred to the Finance and Economic Development Standing Committee meeting on Wednesday, September 17, 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.

Councilor Stephanie Lynch left the meeting at 8:24 p.m.

Adjournment

There being no further business before the Council, the meeting adjourned at 8:30 p.m.

CITY CLERK