



# City of Richmond

900 East Broad Street  
Richmond, VA 23219  
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## Minutes

### Organizational Development Standing Committee

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**Monday, November 4, 2019**

**5:00 PM**

**Council Chamber, 2nd Floor - City Hall**

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#### **Committee Members and Others in Attendance**

The Honorable Cynthia Newbille – Chair  
The Honorable Chris Hilbert – Vice Chair (early departure)  
The Honorable Andreas Addison – Member  
The Honorable Parker Agelasto – Member  
The Honorable Kim Gray – Member  
The Honorable Michael Jones – Member  
The Honorable Kristen Larson – Member  
The Honorable Ellen Robertson – Member  
The Honorable Reva Trammell – Member  
Haskell Brown, Interim City Attorney  
Meghan Brown, Interim Council Chief of Staff  
Candice Reid, City Clerk  
RJ Warren, Deputy City Clerk

#### **Call to Order**

Chair Cynthia Newbille called the meeting to order at 5:08 p.m., and presided.

#### **Papers for Consideration**

**Member Parker Agelasto moved to amend the agenda as follows:**

##### ORD. 2019-211

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute the Navy Hill Development Agreement between the City of Richmond, Virginia, and The NH District Corporation for the purpose of providing for the financing, construction, maintenance, and operation of public improvements and private development within an area generally bounded on the west by North 5th Street, on the north by East Leigh Street, on the east by North 10th Street, and on the south by East Marshall Street.

##### ORD. 2019-212

To create the Navy Hill Fund.

##### ORD. 2019-213

To declare surplus and direct the conveyance of a portion of the City-owned real estate known as 601 East Leigh Street, consisting of 171,906± square feet, for nominal consideration to the Economic Development Authority of the City of Richmond.

##### ORD. 2019-214

To declare surplus and direct the conveyance of certain parcels, or portions thereof, of City-owned real estate known as 601 E. Leigh St., 501 N. 7<sup>th</sup> St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 500 E. Marshall St., 500 A E. Marshall St., 116 N. 7th St., 114 N. 7th St., 112 N. 7th St., and 401

E. Broad St. to The NH District Corporation for the purpose of facilitating the redevelopment of the area bounded generally by E. Leigh St. on the north, N. 10th St. on the east, E. Marshall St. on the south, and N. 5th St. on the west.

ORD. 2019-215

To close, to public use and travel, certain right-of-way areas comprised of portions of East Leigh Street, East Clay Street, North 5th Street, and North 7th Street, such portions together consisting of 44,590± square feet, to retain easements in certain of the closed right-of-way areas, and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements and property, consisting of approximately 66,977± square feet, in connection with the closing of the right-of-way areas, for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

ORD. 2019-216

To authorize the Economic Development Authority of the City of Richmond to encroach upon the public right-of-way with proposed encroachments on East Clay Street and East Leigh Street between their intersections with North 5th Street and North 7th Street for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

ORD. 2019-217

To repeal ch. 30, art. IV, div. 26 (§§ 30-448.1-30-448.4) of the City Code; to amend ch. 30, art. IV, by adding therein a new div. 26 (§§ 30-448.1-30-448.8); and to amend City Code §§ 30-503, 30-519, 30-710.1, 30-710.4, 30-710.13, and 30-1220, all for the purpose of modifying the zoning regulations applicable in the CM Coliseum Mall District.

ORD. 2019-218

To amend the official zoning map for the purpose of designating certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” in the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

ORD. 2019-219

To rezone the properties known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 900 E. Marshall St., 406 N. 7th St., 408 A N. 7th St., 500 E. Marshall St., and 500 B E. Marshall St. from the B-4 Central Business District to the CM Coliseum Mall District.

RES. 2019-R044

To establish a policy for the future allocation of any surplus revenues the City receives as a result of a certain redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

**To be continued to January 6, 2020 Organizational Development Standing Committee meeting**

**The motion was seconded and approved:** Ayes 8, Jones, Robertson, Larson, Agelasto, Gray, Trammell, Hilbert, Newbille. Noes None. Addison was excused.

*Member Kristen Larson requested that Council receive a presentation from the Navy Hill Development Advisory Commission at the January Organizational Development Standing Committee meeting prior to consideration of the ordinances and resolution associated with the proposed Navy Hill Development project.*

*Chair Cynthia Newbille confirmed that Council would still receive the commission’s final report on December 23, 2019, but a presentation regarding the final report would take place at a future meeting.*

## **Approval of the Minutes**

There were no corrections or amendments to the minutes of the Monday, October 7, 2019, Organizational Development Standing Committee meeting at 5:00 p.m., and the minutes were approved as presented.

## **Reports from City Administration, Council Staff and Other Parties**

### **Port of Virginia Updates**

Cathie J. Vick, Port of Virginia chief public affairs officer, provided the committee with a presentation regarding Port of Virginia updates and port statistics. At the conclusion of the presentation, Ms. Vick expressed her gratitude for Council's continued support of the Port of Virginia.

*Member Parker Agelasto requested additional information regarding new businesses active in the Port of Virginia, and the Port of Virginia's use of an annual \$1,000,000 grant. Member Agelasto inquired if the city of Richmond received any grant funding from the Port of Virginia's \$1,000,000 grant.*

Ms. Vick stated she would provide information on new businesses after the meeting, and informed the committee that the city of Richmond on one occasion requested and received funding from the \$1,000,000 grant. Ms. Vick also stated the deadline for any additional requests was February 1, 2020.

Leonard Sledge, Department of Economic Development director, informed the committee that additional requests would be made once potential projects were identified.

*Councilwoman Reva Trammell acknowledged the Port of Virginia's involvement in south Richmond, and stated the Advisory Task Force for the Economic Development of South Richmond final report would address the Port of Virginia's productive involvement in Richmond.*

### **Richmond Retirement System (RRS) Financial and Actuarial Update**

Leo Griffin, Richmond Retirement System executive director, and William J. Reid, SageView Consulting Group principal and consulting actuary, provided the committee a presentation regarding financial and actuarial updates, investment rate of return, voluntary retirement incentive program (VRIP) statistics, funded status, and contributions.

*Member Kristen Larson referenced a recently approved cost of living adjustment (COLA) for Richmond City retirees, and asked if RRS could provide a more structured approach to address potential increases in the future.*

Mr. Griffin stated RRS supports the idea of COLAs, but noted the difficulty to provide funding for increases. Mr. Griffin stated RRS could provide Council with information that addressed the cost of possible future increases.

*Member Parker Agelasto requested RRS provide Council with a report on Surplus Funds and other post-employment benefits (OPEB) before Council deliberates on the fiscal year 2021 budget.*

Mr. Griffin informed the committee that OPEB is outside of RRS's purview, and suggested city administration address Member Agelasto's concerns.

Jay Brown, Budget and Strategic Planning director, informed the committee he would work to provide the information requested by Member Agelasto.

*Member Agelasto expressed his concern with RRS board members serving in their appointed roles past previously approved term dates.*

Mr. Griffin informed the committee, that board members are allowed to serve past term dates to ensure the board continues to meet a quorum.

### **Navy Hill Development Advisory Commission (NHDAC) Progress Report**

Pierce Homer, NHDAC chair, and John Gerner, NHDAC vice chair, provided the committee a progress report regarding the commission's review of the proposed Navy Hill Development project. Chair Homer and vice chair Gerner informed the committee that the NHDAC planned to address six topics at the commission's remaining sessions, which included:

1. What is the need for and value of a new arena?
2. What is the impact on city general fund activities and its capital program?
3. What is the impact on school funding?
4. The management of oversight of projects and programs.
5. What is the cost of doing nothing?
6. What is the cost of not considering alternatives?

*Member Kim Gray requested the NHDAC provide further information on hidden aspects of the proposed ordinances and resolution associated with the proposed project.*

### **Report of the City Treasurer**

Nichole Armstead, Richmond City Treasurer, informed members of a \$350,000 grant recently received by the Office of the City Treasurer regarding financial wellness counseling. Ms. Armstead informed members the grant requires a matching contribution from the city. Ms. Armstead noted a request for the matching funds would occur during the fiscal year 2021 budget sessions.

### **Council Priorities: Education; Infrastructure, Street Maintenance and Repairs; Preliminary Fiscal Year 2021 Forecast**

*President Newbille informed the committee that the Council Priorities: Education presentation would be moved to the December 2, 2019, Organizational Development Standing Committee meeting.*

Bobby Vincent, Department of Public Works director, discussed with the committee updates regarding infrastructure, street maintenance and repairs.

Jay Brown, Budget and Strategic Planning director, discussed with the committee a preliminary fiscal year 2021 forecast.

*Member Reva Trammell inquired from Mr. Brown if a real estate tax increase was going to occur in fiscal year 2021.*

Mr. Brown informed the committee the preliminary forecast did not include any increases to the real estate tax rate.

*Member Kim Gray requested information regarding the November 5, 2019, election day holiday and its fiscal impact on the city budget.*

### **Closed Session Motion**

At 7:08 p.m. Member Kristen Larson moved that the Organizational Development Standing Committee go into a closed meeting pursuant to Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act to discuss a potential amendment to the City Auditor's contract concerning the City Auditor's salary and for the discussion, consideration, and interview of a prospective candidate for employment as Council Chief of Staff.

The motion was seconded and approved: Ayes 8, Jones, Robertson, Larson, Agelasto, Gray, Trammell, Addison, Newbille. Noes None. Hilbert was excused.

*Vice President Christ Hilbert exited the meeting.*

Member Andreas Addison motioned to exit closed session. The motion was seconded and approved: Ayes 8, Jones, Robertson, Larson, Agelasto, Trammell, Addison, Newbille. Noes None. Gray was excused. Members reconvened in open session at 8:32 p.m.

### **CERTIFICATION OF CLOSED MEETING**

November 4, 2019

WHEREAS, the committee has convened in closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712(D) of the Code of Virginia requires a certification by the committee that such closed meeting was conducted in conformity with Virginia law:

NOW, THEREFORE,  
BE IT RESOLVED:

That the Organizational Development Standing Committee hereby certifies that to the best of each member's knowledge (i) only public matters lawfully exempt from open meeting requirements by Virginia law were discussed in the closed meeting to which this certifying resolution applies; and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Organizational Development Standing Committee.

WITNESS the following vote of committee members, as recorded by Candice D. Reid, City Clerk:

**CERTIFYING:**

Cynthia I. Newbille, Chair  
Andreas D. Addison  
Kimberly B. Gray  
Kristen N. Larson  
Parker C. Agelasto  
Ellen F. Robertson  
Reva M. Trammell  
Michael J. Jones

**DECLINING TO CERTIFY:**

### **Adjournment**

There being no further business, the meeting adjourned at 8:33 p.m.