

**CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES**  
**March 5, 2024 at 4:00 PM**  
**Council Chamber**

The Charlottesville City Council met on Tuesday, March 5, 2024, Mayor Juandiego Wade presiding. Mr. Wade called the meeting to order and Clerk of Council Kyna Thomas called the roll, noting the following councilors present: Mayor Juandiego Wade, Vice Mayor Brian Pinkston and Councilors Natalie Oschrein, Michael Payne, and Lloyd Snook.

On motion by Pinkston, seconded by Oschrein, Council unanimously approved the meeting agenda.

**REPORTS**

**1. REPORT: City Housing Portfolio (Charlottesville Redevelopment and Housing Authority)**

John Sales, Executive Director of the Charlottesville Redevelopment and Housing Authority (CRHA) presented an update on the housing portfolio jointly owned by CRHA and the City of Charlottesville. He reviewed the history of the portfolio, acquisitions, the Dogwood portfolio, demographics, operational changes, financial data, upcoming projects and a potential sale. Councilors were generally in support of bringing an item back for consideration of selling 801 Ridge Street.

**2. REPORT: Strategic Investment Area and Small Area Plans**

James Freas, Director of Neighborhood Development Services, and Brenda Kelley, Redevelopment Manager, presented a budget report on Strategic Investment Areas and Small Area Plans, which are line items within the Capital Improvement Plan. Projects previously approved by Council have failed to move forward for various reasons and staff has realigned to bring approved projects to completion. Councilors indicated general support for staff to identify a dedicated funding source for Small Area Plan implementation and to bring forward a resolution at a future meeting.

**CLOSED MEETING**

On motion by Pinkston, seconded by Payne, Council voted 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none) to meet in closed session as authorized by Virginia Code Section 2.2- 3711(A)(7) for the discussion of actual litigation where consultation in open meeting would adversely affect the negotiating or litigation posture of the Council, specifically, Albemarle County v. City of Charlottesville, and Section 2.2-3711(A)(1) for the discussion and consideration of prospective candidates for appointment to the following boards and commissions: Housing Advisory Committee, Police Civilian Oversight Board, Towing Advisory Board, and Tree Commission.

On motion by Pinkston , seconded by Snook, Council certified by the following vote: 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none.), that to the best of each Council member's knowledge only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening

the closed session were heard, discussed or considered in the closed session.

## **BUSINESS SESSION**

City Council observed a moment of silence.

## **ANNOUNCEMENTS**

Councilor Snook moved that Council authorize the City Attorney and the City Manager to enter into a settlement agreement fully resolving Albemarle County v. City of Charlottesville, Case No. CL17-203. The motion was seconded by Oschrein and approved by a vote of 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

Councilor Payne announced the My Help List contest sponsored by Mr. AlexZan.

## **RECOGNITIONS/PROCLAMATIONS**

Council presented the following items of recognition:

- **PROCLAMATION: Multiple Sclerosis Awareness Month**

Councilor Oschrein presented the Multiple Sclerosis Awareness Month proclamation to Ashley Collier, who made remarks and invited people to the MS Education Conference.

- **PROCLAMATION: American Red Cross Month**

Mayor Wade presented the American Red Cross Month proclamation to Bill Brent and Shelomith Gonzales, who made remarks.

- **PROCLAMATION: Charlottesville High School Varsity Girls and Boys Basketball Teams - Region 4D Champions**

Rayquel Allen, senior on the Girls Varsity Basketball Team thanked Council for the recognition. Luka Matik, senior on the Boys Varsity Basketball Team, spoke in acceptance, and Coach Mitch Minor thanked the community for their support.

## **BOARD/COMMISSION APPOINTMENTS**

On motion by Pinkston, seconded by Snook, Council by a vote of 5-0 approved the following appointments to boards and commissions.

- Housing Advisory Committee (HAC): Michael Parisi, Nicole Scro, Peppy Linden, and reassigning Dan Rosensweig to the Affordable Housing nonprofit seat
- Police Civilian Oversight Board (PCOB): Al Pola and Cameron McBride
- Tree Commission: Eric Bredder, Jeffrey Aten, Shanti Levy, Woody Parrish, and Manuel Lerdau

## CONSENT AGENDA

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record:

3. MINUTES: December 18, 2023 regular meeting
4. RESOLUTION: Resolution to Appropriate Additional COVID Homeless Emergency Response Program (C.H.E.R.P.) Grant Award - \$16,636.84 (2nd reading)

### RESOLUTION

#### **Appropriating Funding in the Amount of \$16,636.84 To Be Received from COVID Homeless Emergency Response Program (C.H.E.R.P)**

**WHEREAS**, The City of Charlottesville, through the Office of Community Solutions, has been notified that it will be awarded an additional grant from the COVID Homeless Emergency Response Program (C.H.E.R.P.) of the Virginia Department of Housing and Community Development, in the amount of \$16,636.84.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia that, upon receipt of the additional C.H.E.R.P. funding from the Commonwealth, said funding, anticipated in the sum of \$16,636.84, is hereby appropriated in the following manner:

Revenues			
\$16,636.84	Fund 209	Order 1900401	GL 430120 State (Federal pass-thru)
Expenditures			
\$16,636.84	Fund 209	Order 1900401	GL 530550 Contractual Services

**BE IT FURTHER RESOLVED** that this appropriation is conditioned upon receipt of the \$16,636.84 in funds from the Virginia Department of Housing and Community Development.

5. RESOLUTION: Resolution to approve the 2024 Blue Ridge Area Food Bank Cold Storage Project and to reprogram Community Development Block Grant funds from prior Program Years, in the amount of \$215,000 (2nd reading)

### RESOLUTION

#### **Resolution to Approve the 2024 Blue Ridge Area Food Bank Cold Storage Project and to Appropriate Community Development Block Grant Funds from Prior Program Years, in the Amount of \$215,000**

**WHEREAS** the City of Charlottesville is and has been an Entitlement Community, as designated by the U.S. Department of Housing and Urban Development (HUD), and as such Council has previously approved the appropriation of certain sums of federal grant receipts to specific accounts in the Community Development Block Grant (CDBG) Fund; and

**WHEREAS** HUD has established expectations and guidance for the timely use of allocated funds to address important community needs; and

**WHEREAS** a balance of unspent CDBG funds exists that can be reprogrammed to meet current community needs and CDBG allocations not used in a timely manner can be reclaimed by HUD, potentially risking a reduction to future CDBG allocations by a similar amount, a situation which would significantly reduce the potential benefits the CDBG program can offer to the Charlottesville community,

**WHEREAS** the staff and volunteers of the Blue Ridge Area Food Bank provide a valuable and much-needed service to the Charlottesville community and surrounding counties;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the proposed program in support of the 2024 Blue Ridge Area Food Bank Cold Storage Expansion Project as presented here before Council today is approved and that the Office of Community Solutions is hereby authorized to begin working with BRAFB staff to implement said program; and

**BE IT FURTHER RESOLVED** that in support of this program appropriations made to the following expenditure accounts in the CDBG Fund be amended by the respective amounts shown below and that the balance accumulated in the Fund as a result of these adjustments be hereby re-appropriated to the receiving account indicated below, as follows:

Initial Fiscal Year	Account Code	SAP Account Name	Proposed Reduction(s)	<u>Revised Appropriation</u> ( <u>Avail. Balance</u> )
FY17	P-00001-5-19	CDBG FY17 10th & Paige PN	\$35,347.61	\$0
FY20	1900361	CDBG FY20 Belmont PN	\$23,405.19	\$25,705.78

FY22	1900405	CDBG FY22 Ridge Street PN	\$156,247.20	\$0
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Proposed Reductions = \$215,000

Program Year	Account Code	Program	Proposed Addition	Proposed New Appropriation
PY23-24	1900544	CDBG PY23 Blue Ridge Area Food Bank Cold Storage Expansion	\$215,000	\$215,000

Proposed Addition = \$215,000

6. **ORDINANCE:** Ordinance amending Chapter 25 (Social Services), Article III (Rental Relief for the Elderly and Disabled Persons) Increasing Income Limit, Rents-Paid Limit (used in the

Grant Formula), and Maximum Grant Amount (2nd reading)

**AN ORDINANCE AMENDING AND REORDAINING SECTIONS 25-56 ET SEQ OF ARTICLE III OF CHAPTER 25 (SOCIAL SERVICES) OF THE CHARLOTTESVILLE CITY CODE, 1990, AS AMENDED, RELATING TO RENT RELIEF FOR THE ELDERLY AND DISABLED PERSONS.**

7. RESOLUTION: Support for PSCC Apartments (formerly known as Park Street Senior Apartments), 1200 Park Street

**RESOLUTION**

**Financial Resolution Supporting PSCC Apartments (f/k/a Park Street Senior Apartments)  
(1200 Park Street)**

**Parcel Number: 470002120**

**NOW, THEREFORE BE IT RESOLVED** that the Council of the City of Charlottesville, Virginia hereby commits up to \$2,250,000 in the form of forgivable loan and rental subsidy for the redevelopment of the Park Street Christian Church site at 1200 Park Street. The funding will be documented pursuant to the required forms and agreements of the City. The commitment of up to \$2,250,000 will help to subsidize the creation of approximately fifty (50) newly constructed affordable housing units and will help to subsidize the affordability of five (5) affordable rental units in the City of Charlottesville. This commitment will be made to Piedmont Housing Alliance. Council's commitment is subject to appropriation.

8. RESOLUTION: Support for 501-A Cherry Avenue and 501-B Cherry Avenue
  - a. Financial Resolution Supporting 501-A Cherry Avenue and 501-B Cherry Avenue

**RESOLUTION**

**Financial Resolution Supporting 501-A Cherry Avenue and 501-B Cherry Avenue  
(501 Cherry Avenue site)**

**Parcel Numbers: 290177000, 290178000, 290178100, 290178200, 290179000**

**NOW, THEREFORE BE IT RESOLVED** that the Council of the City of Charlottesville, Virginia hereby commits up to \$3,150,000 in the form of forgivable loan and rental subsidy for the redevelopment of the overall 501 Cherry Avenue project site (includes 501-A Cherry Avenue and 501-B Cherry Avenue). The funding will be documented pursuant to the required forms and agreements of the City. The commitment of up to \$3,150,000 will help to subsidize the creation of approximately 71 newly constructed affordable housing units and will help to subsidize the affordability of ten (10) affordable rental units, all within the 501 Cherry Avenue project, in the City of Charlottesville. This commitment will be made to Piedmont Housing Alliance. Council's commitment is subject to appropriation.

- b. Designating Property as a Revitalization Area for 501 Cherry Avenue site

## **RESOLUTION**

**Designating Property as a Revitalization Area for 501 Cherry Avenue site (501 Cherry Avenue, 507 Cherry Avenue, 0 6<sup>th</sup> Street SW and 0 5<sup>th</sup> Street SW) Parcel Numbers: 290177000, 290178000, 290178100, 290178200, 290179000**

**WHEREAS**, Piedmont Housing Alliance has requested designation of the property shown on the location map attached as Exhibit A, known as 501 Cherry Avenue site, as a Revitalization Area; and

**WHEREAS**, pursuant to Virginia Code §36-55.30:2(A), the Council of the City of Charlottesville, Virginia has the authority to designate a property as a Revitalization Area; and

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia that the 501 Cherry Avenue site is located within a Revitalization Area, defined by the Code of Virginia as any area that 1) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and 2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

**BE IT FURTHER RESOLVED** that the following nonhousing building or buildings (or nonhousing portion or portions of the building or buildings) located or to be located on this site are necessary or appropriate for the industrial, commercial or other economic development of the area. Approximately 16,568 square feet of nonresidential space is to be used by one or more entities providing commercial and/or community services to the surrounding area.

On motion by Pinkston, seconded by Oschrein, Council voted 5-0 to adopt the consent agenda (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

## **CITY MANAGER REPORT**

City Manager Sam Sanders announced that the Council work session schedule was published on the city website. He stated that he and staff will use the City Manager Report time during the City Council meeting to present more substantive reports.

Regarding the Strategic Plan outcome area of economic prosperity, he tasked a workgroup led by Chris Engel, Director of Economic Development to find ways to strengthen the substance of the outcome area and bring action items forward for Council consideration.

## COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. William Espinosa, city resident, spoke about transition of city buses to electric, and acknowledged the slow process. He spoke about morality related to climate decisions.
2. Michael Salvatierra, city resident, spoke in support of additional school funding.
3. Heidi Dhivya Berthoud, city resident, spoke about the need for neighborhood engagement in the Mountain View Planned Unit Development process, and she suggested improvements for the plan.
4. David Koenig, Charlottesville City Schools teacher and parent, spoke in support of additional school funding.
5. Harold Folley, Jr., city resident, spoke about jail renovations and community forums held in January and February, and stated that they did not qualify as community engagement. He stated that the city budget is better used on community-based services.
6. Bruce W. Glasco, Chair of the Cville 100 Bus Electrification Group, expressed appreciation that their recommendations were heard in February. He stated that questions are forthcoming to the mayor and transit director.
7. Shannon Gillikin, Charlottesville City Schools teacher and parent, spoke in support of additional school funding.
8. John Worozbyt, city resident, spoke about invasive species mitigation efforts.
9. Sandra Alvales, Charlottesville United, spoke in support of the proposed City Schools budget.
10. Kate Fraleigh, city resident, spoke about aspects of the jail renovation project, stating that jails are places of trauma and not healing.
11. Sam, city resident, spoke about recommendations from the People's Coalition for aspects of the jail renovation project, stating that jails are places of trauma and should not be primary places for mental health treatment. He stated that the city budget is better used on community-based services.

## ACTION ITEMS

### **9. BY MOTION: Multi-Jurisdictional Comprehensive Safety Action Plan**

Ben Chambers, Transportation Planning Manager, introduced Sandy Shackelford from the Thomas Jefferson Planning District Commission (TJPDC). Ms. Shackelford shared background information for SS4A (Safe Streets and Roads for All), a U.S. Department of Transportation discretionary grant program established in the Bipartisan Infrastructure Law to improve safety and help prevent deaths and serious injuries on the nation's roadways. Eligibility for implementation funding is dependent on first adopting a qualifying Comprehensive Safety Action Plan. TJPDC applied for and was awarded a grant to develop a Comprehensive Safety Action Plan that will meet eligibility requirements for all six of its member jurisdictions, and each

jurisdiction committed funding to support the local match. The planning process is being managed regionally by the TJPDC, but priority countermeasures will be identified individually for each locality. Ms. Shackelford reviewed benefits and required components of a Comprehensive Safety Action Plan.

On motion by Payne, seconded by Pinkston, Council by a vote of 5-0 approved the Multi-Jurisdictional Comprehensive Safety Action Plan

#### **10. PRESENTATION: Presentation of the School Board Adopted Budget for Fiscal Year 2025**

Lisa Torres, School Board Chair, introduced the outline for the budget presentation. She and Dr. Royal Gurley, Charlottesville City Schools Superintendent, co-presented the School Board Adopted Budget for Fiscal Year 2025 and answered Council questions.

#### **11. PRESENTATION: Presentation of the Proposed City Budget for Fiscal Year 2025**

City Manager Sam Sanders presented the Proposed City Budget for Fiscal Year 2025. Major budget highlights were:

- \$251,526,900 Total Revenues and Expenditures
- \$23 million in new revenue for Fiscal Year 2025
- 10.11% increase over Fiscal Year 2024
- Top Funding Priorities: Collective Bargaining, Classification and Compensation, and Investment in Schools

The proposal indicated a need for increased revenues in order to meet strategic goals established by City Council.

Krisy Hammill, Budget Director, provided General Fund revenues and expenditures summaries, as well as an overview of the Capital Improvement Program and debt. She encouraged Council and the public to use the Budget Explorer on the city website.

Mr. Sanders acknowledged City staff and the heavy lift for work accomplished in the past year.

#### **12. ORDINANCE: Ordinance for creating Shenandoah Mobile Franchise Agreement (carried)**

City Attorney Jacob Stroman presented the ordinance request. After asking clarifying questions, Council unanimously agreed to carry the item to the March 18 City Council meeting for a second reading and vote.

### **GENERAL BUSINESS**

#### **13. REPORT: Albemarle Charlottesville Regional Jail (ACRJ) Renovation architectural design options**

Colonel Martin Kumer, ACRJ Superintendent, introduced Tony Bell, Mosley Architects, who



provided an overview of ACRJ renovation architectural design options that were presented in public forums for input. He stated that the comment period was scheduled to closed on March 8.

Councilors provided feedback to inform Councilor Pinkston as the Council representative on the ACRJ Authority Board.

#### **14. WRITTEN REPORT: Land Use and Environmental Planning Committee Semi-Annual Report**

Mayor Wade acknowledged receipt of the report. Councilor Payne expressed concern about the structure and reporting of LUEPC, and Councilor Snook agreed.

#### **OTHER BUSINESS**

Mayor Wade suggested updating language related to boards and commissions seats to attract more applicants. Mr. Sanders stated that Deputy City Manager Ratliff would be the designated person to work with the Clerk's Office for initiating updates. Mr. Wade suggested reviewing the Schools budget process later in the Spring or Summer.

Councilor Oschrein asked about a monthly city newsletter for sharing information with citizens.

#### **COMMUNITY MATTERS (2)**

Mayor Wade opened the floor for comments from the public.

- Kate Fraleigh spoke about the lack of information shared from ACRJ in their public forums, and she shared additional jail data.
- Ernest Chambers, teacher and past member of the Blue Ribbon Commission, spoke about the 2013 Blue Ribbon Commission and tax increases proposed at that time versus now, to fund the Schools budget. He spoke in support of funding the city schools request.

The meeting adjourned at 10:44 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council