



City Council Meeting Agenda

August 4, 2025

City Hall Council Chamber
605 E. Main St.
Charlottesville, VA 22902

Juandiego R. Wade, Mayor
Brian R. Pinkston, Vice Mayor
Natalie Oschrein
Michael K. Payne
J. Lloyd Snook, III
Kyna Thomas, Clerk

4:00 PM Opening Session

- I. **Call to Order/Roll Call**
- II. **Agenda Approval**
- III. **Joint City Council and School Board Work Session** At CitySpace, 100 5th St. NE, Charlottesville, VA 22902
 1. Presentation: School Facilities Condition Review

5:30 PM Closed Meeting

- By Motion: Consideration of prospective candidates for appointment to the Police Civilian Oversight Board and Planning Commission

6:30 PM Business Session

- IV. **Moment of Silence**
- V. **Announcements**
- VI. **Recognitions/Proclamations**
 - Proclamation: Mayoral recognition of Nicholas Feggans
 - Proclamation: 2025 Soul of Cville
- VII. **Community Matters** Public comment for up to 16 speakers (limit 3 minutes per speaker). Preregistration available for first 8 spaces at <https://www.charlottesville.gov/692/Request-to-Speak>; speakers announced by Noon on meeting day (9:00 a.m. sign-up deadline). Additional public comment at end of meeting. Comments on Public Hearing items are heard during the public hearing only.
- VIII. **Consent Agenda*** The consent agenda consists of routine, non-controversial items whereby all items are passed with a single motion and vote. Individuals speaking during Community Matters may address items on the Consent Agenda.
 2. Minutes: June 16 regular meeting
 3. Resolution: Resolution to Appropriate Additional Funds for Emmet Street Corridor Streetscape Project - \$1,436,519 (2nd reading)
 4. Resolution: Resolution Appropriating \$60,000 for Virginia Department of Education (VDOE) Special Nutrition Program - Summer Food Service Program (1 of 2 readings)
- IX. **City Manager Report**
 - Report: City Manager Report
 - Presentation: Central Water Line Update (Rivanna Authorities)
- X. **Action Items**

5. Public Hearing/Res.: Public hearing and Resolution Appropriating Funds for Federal Transit Operations and Capital Grants - \$6,666,809 (2nd reading)
6. Resolution: Resolution for Extension of Charlottesville Supplemental Rental Assistance Program 7th Grant Amendment (*i.e.*, Resolution #24-124) with Charlottesville Redevelopment and Housing Authority to December 15, 2025, Allowing for Eligible and Applicable Use of Carry-forward FY25 CSRAP Undrawn Funds in an Amount not to Exceed \$238,729.30

XI. General Business

XII. Community Matters (2)

XIII. Adjournment

MEETING GUIDELINES

- This is an in-person meeting with an option for the public to participate electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 987-1267 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide 48 hours' notice so that proper arrangements may be made.
- The presiding officer shall ensure that individuals address their comments to City Council at appropriate times, in accordance with the meeting agenda and Council's Rules of Procedure.
- No person who is not a member of the city council shall orally address it until leave to do so has been granted by the city council or until invited to do so by the mayor. (City Code sec.2-71)
- Remarks and actions that disrupt the progress of the Council meeting, and remarks from persons other than councilors, the City Manager, the City Attorney, or a presenter for an Agenda Item are not permitted.
- The presiding officer shall call an individual to order, including a councilor, when that individual goes afoul of these rules. The following are examples of remarks and behavior that are not permitted:
 - i. Interrupting a speaker who is addressing Council at the speaker's microphone, or interrupting a speaker who has otherwise been invited to address Council during Community Matters or a Public Hearing
 - ii. Interrupting a councilor who is speaking
 - iii. Shouting, and talking (either individually or in concert with others) in a manner that prevents a speaker or a Councilor from being heard or that otherwise hinders the progress of the meeting
 - iv. Blocking paths for emergency exit from the meeting room; engaging in any conduct that prevents a member of the audience from seeing or hearing councilors during a meeting; standing on chairs or tables within the Council meeting room
 - v. Threats or incitement of violence toward councilors, City staff or members of the public
 - vi. Engaging in conduct that is a criminal offense under the City Code or the Virginia Code
 - vii. Campaigning for elected office
 - viii. Promotion of private business ventures
 - ix. Using profanity or vulgarity
 - x. Personal attacks against Councilors, City staff or members of the public
 - xi. Behavior which tends to intimidate others
- During a City Council meeting the presiding officer shall have control of the Council Chambers and the connecting halls and corridors within City Hall, and any other venue where a Council meeting is being held. In case of any conduct described above, the presiding officer may take measures deemed appropriate, including but not limited to suspending the meeting until order is restored, ordering areas to be cleared by the Sergeant at Arms, or requiring any individual to exit the meeting room and adjacent premises (connecting halls and corridors.)

Policy Briefing Summary

City Council



Regarding:	School Facilities Condition Review
Staff Contact(s):	James Freas, Deputy City Manager
Presenter:	James Freas, Deputy City Manager, Michael Goddard, Deputy Director, Kim Powell
Date of Proposed Action:	August 4, 2025

Issue

School Department and City staff will be presenting an overview of the current status of City school buildings.

Background / Rule

The City's elementary and high school buildings were all built more than 50 years ago. While in very good condition relative to their age, this presentation is intended to spark discussion and consideration amongst the City Council and School Board for the idea of beginning a program of deep renovation or replacement of these buildings over time in order to modernize the City's school building stock.

Analysis

N/A

Financial Impact

N/A

Recommendation

N/A

Recommended Motion (if Applicable)

N/A

Attachments

1. Schools Condition Pres (for packet)
2. CCS_City Working Group (PDF for packet)

School Facilities Review

Joint meeting of the
Charlottesville City Council
and School Board
August 4, 2025

1

Agenda

- Introduction
- School Enrolment and Capacity
- School Facilities Review
- Middle School Update

2

School Facilities Review

The “Twins” – Pairs of elementary schools representing eras of school construction.

The Vintage Era – Trailblazer (1925) and Summit (1930)

The Middle Era – Sunrise (1953) and Tall Oaks (1955)

The Open Floorplans Era – Greenbrier (1962) and Jackson Via (1968)

Charlottesville High School (1975)

3

School Facilities Review

- Staff review based on 3 factors:
 - Building Condition
 - Capacity
 - Ability to meet modern education expectations

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School Enrollment & Capacity

SCHOOL	Functional Capacity*	Max Capacity*	Fall 2024 Enrollment	Enrollment Projection for 2029-2030**	2030 Projection % of Functional Capacity	2030 Projection % of Max Capacity
Greenbrier	360	424	234	242	67%	57%
Jackson-Via	376	442	364	329	88%	74%
Summit (formerly Clark)	320	376	293	254	79%	68%
Sunrise (formerly Burnley-Moran)	360	424	287	282	78%	67%
Tall Oaks (formerly Johnson)	347	408	305	298	86%	73%
Trailblazer (formerly Venable)	340	400	316	269	79%	67%
Walker Upper Elementary***			530	222		
Charlottesville Middle School (formerly Buford)			539	816		
Charlottesville High School	1309	1636	1,256	1,333	102%	81%
TOTALS			4,124	4,046		

*Elementary Capacities from 2017 VMDO Study

**2030 Enrollment Projection based on 2024 Woolpert Recommended Rezoning

***Walker Upper Elementary campus will be preschool center beginning 2026-2027 - projected enrollment reflects current programming

*Elementary Capacities from 2017 VMDO Study

**2030 Enrollment Projection based on 2024 Woolpert Recommended Rezoning

***Walker Upper Elementary campus will be preschool center beginning 2026-2027 - projected enrollment reflects current programming

CCS monitors City housing development plans and committed to a proactive school rezoning process in 2024 to maintain balance across the six elementary school zones and avoid exceeding the max capacity at Summit Elementary where there are no expansion options.

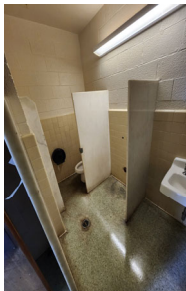
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Common Issues at Charlottesville Public Schools

Bathrooms

The bathrooms in nearly all schools, with few exceptions, do not meet current standards. Issues include outdated layouts, lack of compliance with ADA accessibility requirements, limited gender neutrality considerations, and obsolete fixtures. Upgrading these facilities to modern standards would be a significant undertaking and may require reconfiguring adjacent classroom spaces to accommodate the footprint of a contemporary school restroom.

Greenbrier Elementary stands out as a prime example, where the need for bathroom upgrades is particularly acute and the design challenges are especially complex.



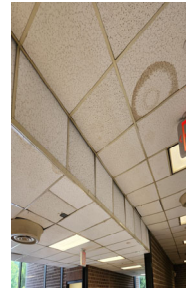
Flooring

Schools contain a mix of flooring types, including VCT, carpet, and ceramic tile, many of which are in poor condition and require replacement. Upgrading these floors would significantly enhance both the appearance and functionality of the affected spaces.



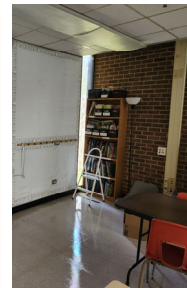
Ceiling Grids

Ceiling grids and acoustical tiles are generally outdated and in poor condition across large areas of most schools, giving many spaces a worn and tired appearance. A prominent example of this are the corridors at CHS. Replacing the ceiling grids and tiles, along with upgrading the lighting and ceiling-mounted devices would significantly improve the overall look and feel of these spaces.



Lighting

Many areas across all schools have a lack of natural light. Other areas are equipped with old and outdated light fixtures and controls. Replacing these with modern LED lighting and updated control systems would not only enhance the overall school environment but also reduce energy consumption.



Mechanical/Electrical/Plumbing Systems

Across all schools, the MEP systems are generally outdated, with some components dating back to the original construction of the buildings. While considerable effort is made to keep these systems operational and to replace the most obsolete equipment, comprehensive, school-wide upgrades to a modern MEP infrastructure would greatly enhance building performance and reliability.

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Greenbrier Elementary

Constructed: 1962

Latest Significant Improvements

- 1996: HVAC and Office Renovation
- 2008: Roof Replacement (\$500,000 in '08 Dollars)
- 2023: Library Modernization Project (\$1.3 Million)

Required Capital Maintenance Projects

- Window Replacement
 - Single Ply Roof and Skylight Replacement
 - Major HVAC Overhaul
 - Generator Replacement
 - Fire Alarm Panel Replacement
 - Replace Flooring and Sinks in Bathrooms
- Estimated Cost: **\$8.3 Million**

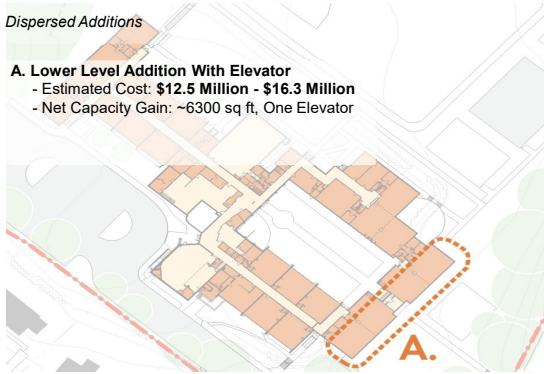


Functional Capacity: 360 Students
Max Capacity: 424 Students

Dispersed Additions

A. Lower Level Addition With Elevator

- Estimated Cost: **\$12.5 Million - \$16.3 Million**
- Net Capacity Gain: ~6300 sq ft, One Elevator



Suitability

- + Some Room For Expansion
- + Great Courtyard
- + Adequate Build-able Land for Expansion
- No Outdoor Covered Playspace
- Undersized Auditorium/No School-wide Meeting Space
- No Cafeteria
- Music Class Space Less Than Half VDOE Standard
- Insufficient Specialist Instructional Spaces
- Complex Layout Leaves No Way to Add Visitor Vestibule

DEPARTMENT OF PUBLIC WORKS
CAPITAL DEVELOPMENT
325 4TH ST NW
CHARLOTTEVILLE, VA 22903



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Jackson Via Elementary

Constructed: 1968

Latest Significant Improvements

- 2008: Internal Elevator
- 2017: Security Vestibule Addition
- 2021: 4th Grade Modernization (\$1.13 Million)

Required Capital Maintenance Projects

- Single Ply Roofing Membrane Replacement
- Major HVAC Overhaul
- Replace Building Sealants

Estimated Cost: **\$8.4 Million**

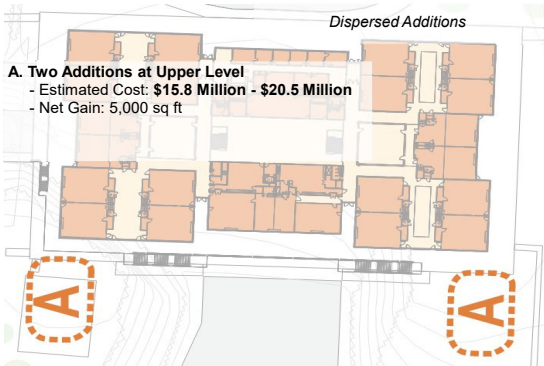


Functional Capacity: 376 Students
Max Capacity: 442 Students

Dispersed Additions

A. Two Additions at Upper Level

- Estimated Cost: **\$15.8 Million - \$20.5 Million**
- Net Gain: 5,000 sq ft



Suitability

- + Lots of Land for Expansion
- + Two Internal Courtyards
- No Kitchen or Cafeteria
- Minimal Natural Lighting in Classrooms
- No Outdoor Covered Playspace

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Summit Elementary

Constructed: 1930

Latest Significant Improvements

- 1953: Large Structural Addition
- 2006: Roof Replacement
- 2019: Classroom Modernization
- 2025: 25% Window Replacement

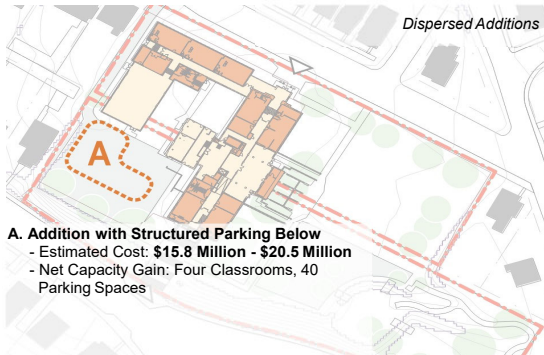
Required Capital Maintenance Projects

- Single Ply Roofing Membrane Replacement
- Electrical Main Switchgear Replacement
- Major HVAC Overhaul
- Modernize Elevator

Estimated Cost: **\$6.8 Million**



Functional Capacity: 320 Students
Max Capacity: 376 Students



A. Addition with Structured Parking Below

- Estimated Cost: **\$15.8 Million - \$20.5 Million**
- Net Capacity Gain: Four Classrooms, 40 Parking Spaces

Suitability

- + Large Classrooms with Good Natural Light in Original Building
- + Stately Building with Appealing Architecture
- Traffic/Parking Issues Pushed Out into Neighborhood
- Five Different Interior Levels
- Incredibly Tight Site Conditions

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Trailblazer Elementary

Constructed: 1925

Latest Significant Improvements

- 2012: Structural Repairs
- 2021: Foundation Repair (Annex)

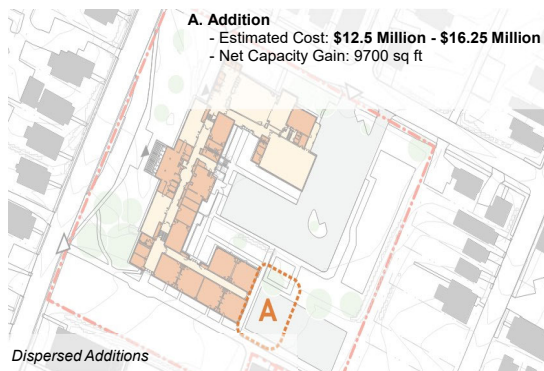
Required Capital Maintenance Projects

- Replace Generator and Transfer Switch
- Major HVAC Overhaul
- Repair/Replace Wood Cornice and Trim

Estimated Cost: **\$3.05 Million**



Functional Capacity: 340 Students
Max Capacity: 400 Students



A. Addition

- Estimated Cost: **\$12.5 Million - \$16.25 Million**
- Net Capacity Gain: 9700 sq ft

Suitability

- + Large Auditorium
- + Courtyard Has Potential
- + Significant Playfield to the Southwest
- Four Different Interior Levels
- High Community Cut-Through Pedestrian Traffic

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Sunrise Elementary

Constructed: 1953

Latest Significant Improvements

- 2000: Roof Replacement
- 2021: Security Vestibule Addition
- 2022: Classroom Modernization (\$1.14 Million)

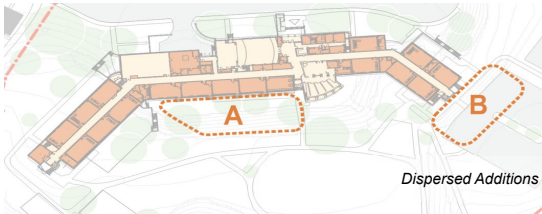
Required Capital Maintenance Projects

- Single Ply Roofing Membrane Replacement
- Slate Roof Repairs, Ice Guards
- Major HVAC Overhaul
- Floor Covering Replacements

Estimated Cost: **\$3.8 Million**



Functional Capacity: 360 Students
Max Capacity: 424 Students



A. Lower Level Addition

- Estimated Cost: **\$11.8 Million - \$15.3 Million**
- Net Gain: 9760 sq ft

B. Gymnasium Addition

- Estimated Cost: **\$9.8 Million - \$12.8 Million**
- Net Gain: 7300 sq ft

Suitability

- + Nice Library
- + Great Solar Orientation
- + Adequate Build-able Land for Expansion

- Art Room Inadequately Sized
- iSTEM Room has Egress Concerns
- Two Isolated Lower Levels

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CAPITAL DEVELOPMENT
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Tall Oaks Elementary

Constructed: 1955

Latest Significant Improvements

- 1994: Library Addition, Admin Addition, Window Replacement
- 2024: Rooftop Terrace over Gym, Walking Path and Playground Beautification (\$1.4 Million)

Required Capital Maintenance Projects

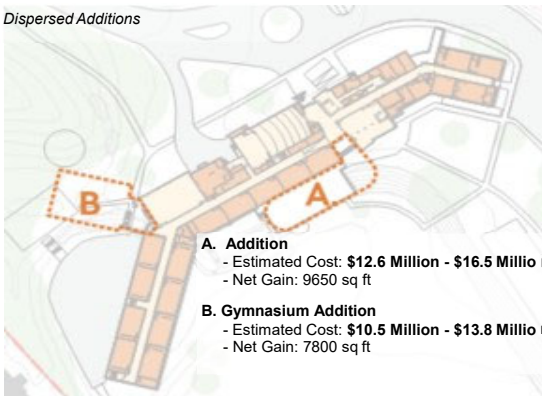
- Membrane Roof
- Skylight Replacement
- Major HVAC Overhaul
- Generator Replacement

Estimated Cost: **\$4.25 Million**



Functional Capacity: 347 Students
Max Capacity: 408 Students

Dispersed Additions



A. Addition

- Estimated Cost: **\$12.6 Million - \$16.5 Million**
- Net Gain: 9650 sq ft

B. Gymnasium Addition

- Estimated Cost: **\$10.5 Million - \$13.8 Million**
- Net Gain: 7800 sq ft

Suitability

- + Access to Trails and Walking Paths
- + Easy Access to Outdoor Learning Spaces
- + Adequate Build-able Land for Expansion
- + Good Natural Lighting in Classrooms

- Media Center in Need of Upgrade
- Lack of Covered Outdoor Space
- Multiple Classrooms Undersized Based on VDOE Standards
- Insufficient Specialist Instructional Spaces

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CAPITAL DEVELOPMENT
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Charlottesville High

Constructed: 1975

Latest Significant Improvements

- 2024: B Commons Restroom Modernization (\$1.06 Million)
- 2025: Upgraded Electrical Distribution System (\$2.5 Million)
- 2025: Final Phase of Roof Replacement Complete (\$5 Million total)

Required Capital Maintenance Projects

- Brickwork and Building Sealants
- Major HVAC Overhaul
- Asphalt, Flatwork, Court Resurfacing

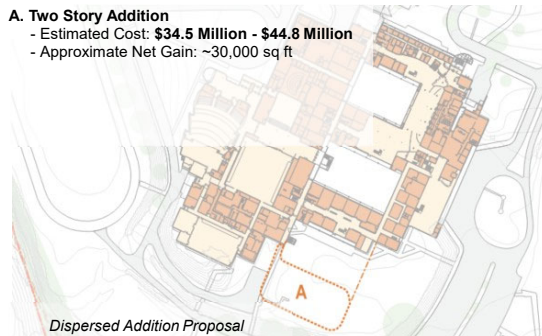
Estimated Cost: **\$21 Million**



Functional Capacity: 1309 Students
Max Capacity: 1636 Students

A. Two Story Addition

- Estimated Cost: **\$34.5 Million - \$44.8 Million**
- Approximate Net Gain: ~30,000 sq ft



Dispersed Addition Proposal

Suitability

- + New Roof, Solar-Ready
- + Large Library and Excellent STEM Lab
- + Adequate Build-able Land for Expansion
- Library Needs to be Updated or Refreshed
- Lack of Natural Light in Some Classrooms
- Acoustical Challenges Between Classrooms
- Complex, Sprawling Layout Complicates Safety and Security Issues

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CAPITAL DEVELOPMENT
325 4TH ST NW
CHARLOTTESVILLE, VA 22903



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Past Modernization Projects at Charlottesville City Schools

Summit 4th Grade Classrooms (2019)



Jackson Via 4th Grade Classrooms (2021)



Sunrise Media Center & STEM Space (2022)



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Past Modernization Projects at Charlottesville City Schools

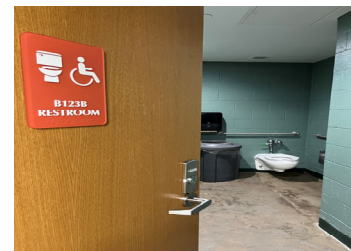
**Greenbrier Media Center
(2023)**



**Tall Oaks Outdoor Terrace
(2024)**



**Charlottesville High School B-Commons
Restrooms (2025)**



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School Modernization Costs- Systemwide

	Greenbrier	Jackson Via	Summit	Trailblazer	Sunrise	Tall Oaks	CHS
Required Capital Maintenance Projects	\$8,300,000.00	\$8,400,000.00	\$6,800,000.00	\$3,050,000.00	\$3,800,000.00	\$4,250,000.00	\$21,000,000.00
Bathroom Renovations	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$5,000,000.00
Ceiling and Flooring Renovations	\$1,636,250.00	\$2,330,825.00	\$1,890,735.00	\$1,790,530.00	\$2,160,200.00	\$1,912,925.00	\$9,999,500.00
Lighting Renovations	\$95,370.00	\$135,853.80	\$110,202.84	\$104,362.32	\$125,908.80	\$111,496.20	\$582,828.00
Total	\$13,031,620.00	\$13,866,678.80	\$11,800,937.84	\$7,944,892.32	\$9,086,108.80	\$9,274,421.20	\$36,582,328.00
						Grand Total	\$101,586,986.96

- Costs would be spread over multiple fiscal years
- Costs are not adjusted for future cost escalation
- Lighting costs include fixtures only, not making new penetrations in the building envelope for additional daylighting

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Charlottesville Middle School



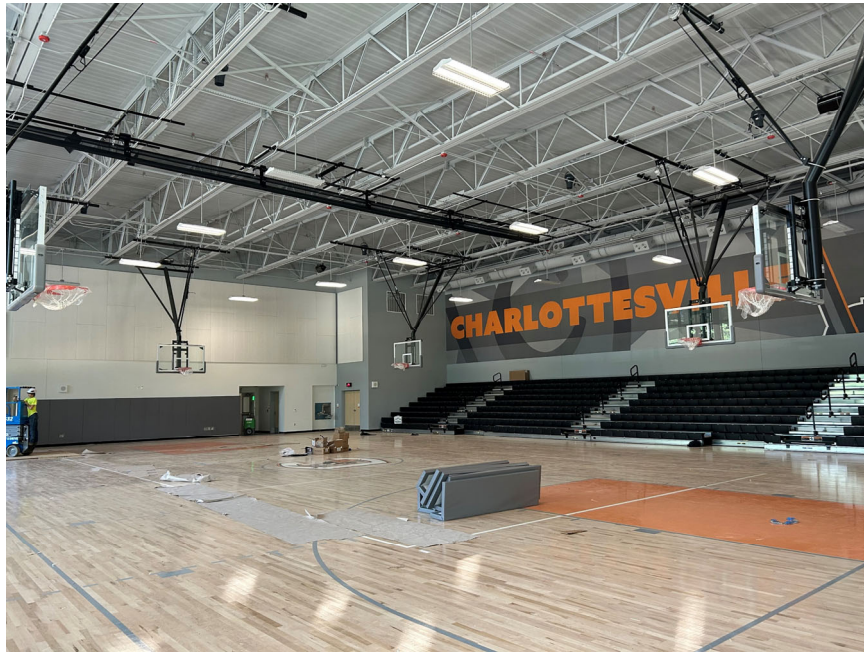
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Charlottesville Middle School



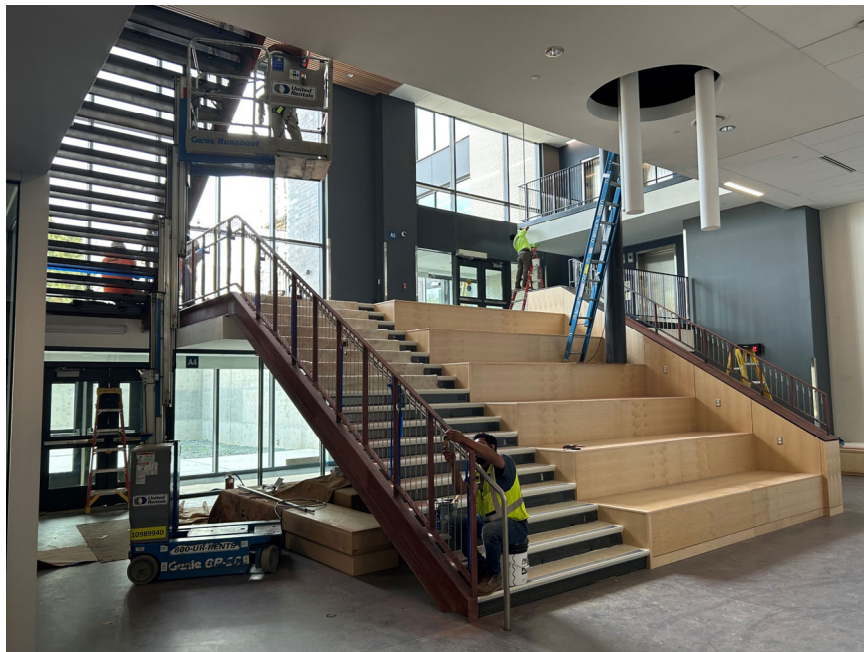
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Charlottesville Middle School



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Charlottesville Middle School



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Charlottesville Middle School



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Charlottesville Middle School



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CCS/City CIP Committee

11/25/24

Agenda

1. FD Projects Underway and Completed
2. FY26-30 Upcoming Work
3. Priority Improvement Program Discussion
4. General Discussion

Projects in Construction and Completed

- Middle School Reconfiguration
- Johnson Modernization (Roof Terrace)
- CHS Electrical Equipment Replacement (phase 3)
- CHS Roof (Phase 2)
- CHS Restroom Renovation
- CHS Softball Fields Access and Batting Cage
- Johnson Sidewalk Access Project

Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

BACKGROUND: Responding to need for modernization and reconfiguration of middle years school buildings.

STATUS & SCHEDULE:

Construction underway

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Site Plan – Schematic Design Base Estimate

VMDO

02.17.2022
Reconfiguration
Working Group

10

Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

BACKGROUND: Responding to need for modernization and reconfiguration of middle years school buildings.

STATUS & SCHEDULE:

Construction underway- Scheduled for Summer 2026 completion

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Schematic Design – Main Entrance View

VMDO

02.17.2022
Reconfiguration
Working Group

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Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

BACKGROUND: Responding to need for modernization and reconfiguration of middle years school buildings.

STATUS & SCHEDULE:

Construction underway- Scheduled for Summer 2026 completion

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Schematic Design – Dining Terrace (Base Estimate)

VMDO

02.17.2022
Reconfiguration
Working Group

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Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

BACKGROUND: Responding to need for modernization and reconfiguration of middle years school buildings.

STATUS & SCHEDULE:

Construction underway- Scheduled for Summer 2026 completion

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Middle School Reconfiguration



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Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

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STATUS & SCHEDULE:

Construction underway- Scheduled for Summer 2026 completion

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Schematic Design – Field View

VMDO

02.17.2022
Reconfiguration
Working Group

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Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

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Construction underway- Scheduled for Summer 2026 completion

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing Buford campus to add a new academic and athletics wing while renovating the remaining buildings

BACKGROUND: Responding to need for modernization and reconfiguration of middle years school buildings.

STATUS & SCHEDULE:

Construction underway- Scheduled for Summer 2026 completion

A/E: VMDO

PM: Facilities Development

GC: Nielsen

Project Budget:~\$91M



Johnson Modernization



SCOPE:

Modernize Johnson Classrooms and Learning Terrace

BACKGROUND: This is the fifth of our school modernization projects.

STATUS & SCHEDULE:
Project Complete

A/E: VMDO Architects
PM: Facilities Development
GC: Woodland Construction

Project Budget: \$1.25M



Johnson Modernization



SCOPE:

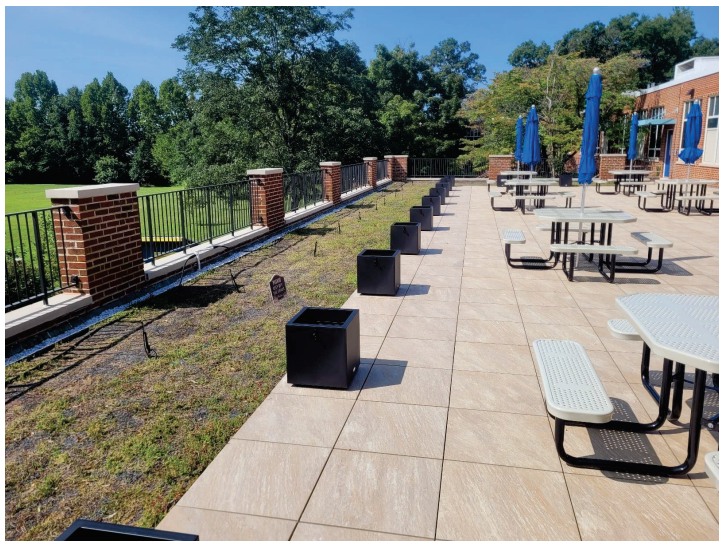
Modernize Johnson classrooms (furniture and tech) and Learning Terrace

BACKGROUND: This is the fifth of our school modernization projects.

STATUS & SCHEDULE:
Project Complete

A/E: VMDO Architects
PM: Facilities Development
GC: Woodland Construction

Project Budget: \$1.25M



Johnson Modernization



SCOPE:

Modernize Johnson classrooms (furniture and tech) and Learning Terrace

BACKGROUND: This is the fifth of our school modernization projects.

STATUS & SCHEDULE:
Project Complete

A/E: VMDO Architects
PM: Facilities Development
GC: Woodland Construction

Project Budget: \$1.25M



CHS Electrical Switchgear Replacement- Phase 3



SCOPE:

Replace switchgear and electrical distribution panels school-wide to reduce fire risk and support modern electrical needs.

BACKGROUND: Building had original switchgear, which was considered a fire risk, and was not organized. We are replacing it in 3 phases, with an additional scope to replace generators and expand generator capacity.

STATUS & SCHEDULE:
Phase 3 complete, generators set for replacement.

A/E: Masters Engineering
PM: Facilities Development
GC: Colonial Webb (ph2)

Project Budget: \$1.5M



CHS Roof Replacement



SCOPE:

Replace Failing Roof on CHS

BACKGROUND: Roof is past due for replacement and has had many patches to extend useful life. Project is occurring in three phases. We anticipate following with solar installation.

STATUS & SCHEDULE:

Phase 2 complete

A/E: Grimm & Parker

PM: Facilities Development

GC: Blackstone Roofing

Project Budget: \$6M over 3 yrs



CHS Roof Replacement



SCOPE:

Replace Failing Roof on CHS

BACKGROUND: Roof is past due for replacement and has had many patches to extend useful life. Project is occurring in three phases. We anticipate following with solar installation.

STATUS & SCHEDULE:

Phase 2 complete

A/E: Grimm & Parker

PM: Facilities Development

GC: Blackstone Roofing

Project Budget: \$6M over 3 yrs



CHS Restroom Renovation



SCOPE:

Create safe, modern, gender-agnostic restrooms at CHS

BACKGROUND:

Next in the series of modernization projects is focused on the CHS restrooms. The goal was to create private restroom stalls with a shared wash station. Smoking and vaping are monitored, and rooms are sized to strongly discourage co-occupation.

STATUS & SCHEDULE:

Project Complete

A/E: Wiley Wilson

PM: Facilities Development

GC: Martin Horn

Project Budget:\$1.25M



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BACKGROUND:

Next in the series of modernization projects is focused on the CHS restrooms. The goal was to create private restroom stalls with a shared wash station. Smoking and vaping are monitored, and rooms are sized to strongly discourage co-occupation.

STATUS & SCHEDULE:

Project Complete

A/E: Wiley Wilson

PM: Facilities Development

GC: Martin Horn

Project Budget:\$1.25M



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STATUS & SCHEDULE:

Project Complete

A/E: Wiley Wilson

PM: Facilities Development

GC: Martin Horn

Project Budget:\$1.25M



CHS Softball Field Access



SCOPE:

Improve access to CHS softball field by replacing aging pathways and adding hardscape

BACKGROUND:

Softball field viewing area was difficult for people with disabilities to access. Timber retaining walls were rotting prematurely. These elements were replaced with concrete retaining walls and a new paved pathway. A batting cage enclosure is currently under construction.

STATUS & SCHEDULE:

Landscape work substantially complete.

Batting cage to be completed by spring 2025

A/E: Line & Grade

PM: Facilities Development

GC: Digs Inc. and J&A Home Improvements

Project Budget:\$425K



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SCOPE:

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STATUS & SCHEDULE:

Landscape work substantially complete.
Batting cage to be completed by spring 2025

A/E: Line & Grade

PM: Facilities Development

GC: Digs Inc. and J&A Home Improvements

Project Budget:\$425K



Johnson Sidewalk Access



SCOPE:

Repair Sidewalk which was eroded and holding water

BACKGROUND: Johnson playground sidewalk was damaged due to repair vehicles driving over it. Sidewalk was reinforced and replaced so that children could access school without walking through large puddles.

STATUS & SCHEDULE:

Work Complete

A/E: Facilities Development

PM: Facilities Development

GC: Various

Project Budget: \$30K



Johnson Sidewalk Access



SCOPE:

Repair Sidewalk which was eroded and holding water

BACKGROUND: Johnson playground sidewalk was damaged due to repair vehicles driving over it. Sidewalk was reinforced and replaced so that children could access school without walking through large puddles.

STATUS & SCHEDULE:

Work Complete

A/E: Facilities Development

PM: Facilities Development

GC: Various

Project Budget: \$30K



FY26-30 Planned Work

- Venable Modernization
- Walker Pre- K Adjustments (play area mostly)
- CHS Track Lighting
- CHS MLK PAC Lighting
- Summit Window Replacements
- Burnley Moran Roof Replacement FY27- \$1.5M
- Pre-K Center at Walker campus \$25M-\$30M FY27
- Jackson Via Roof Replacement FY28- \$1.5M
- CHS Generator Upgrades - \$550K

Priority Improvement Program Discussion

2018- Clark Classrooms

2019- Jackson Via Classrooms

2020- Burnley Moran Media Center

2021- Greenbrier Library

2022- Johnson Roof Terrace

2023- CHS Restrooms Phase 1

2024- Venable

2025- Walker Temporary Condition

2026- CHS Turf Field replacement

2027- CHS Interior ceilings/ restroom Ph2?



Questions and General Discussion

CITY OF CHARLOTTESVILLE



Mayoral Proclamation

In Recognition of Nicholas Feggans

WHEREAS the City of Charlottesville takes great pride in recognizing individuals whose dedication and service significantly uplift and empower our community, especially our youth; and

WHEREAS Nicholas Feggans has demonstrated an unwavering commitment to youth development and community enrichment through innovative and inclusive programming; and

WHEREAS he created the impactful “*Just Come Outside*” reading event, reaching youth across various city neighborhoods and inspiring a love for reading and literacy; and

WHEREAS Mr. Feggans has organized beloved annual community events including *Trunk or Treats* and *Thanksgiving Givebacks*, offering families safe, engaging, and joyful experiences year after year; and

WHEREAS he has coordinated holiday gift drives to ensure local children and families experience the warmth and generosity of the season; and

WHEREAS he provided direct support to young dancers through a generous donation to assist with travel needs, expanding opportunities for creative expression and achievement; and

WHEREAS as Co-Founder of *Peace in the Streets*, a local violence interruption initiative, Mr. Feggans continues to be a voice for peace, safety, and positive alternatives for youth in our city; and

WHEREAS he is the Founder of *Happy Saturdays*, a community-based initiative launched during the COVID-19 pandemic to distribute food and essential resources to families in need; and

WHEREAS Mr. Feggans serves as a board member of the Jefferson District Youth Football League, promoting sportsmanship and mentorship, and as Director at the Albemarle Boys & Girls Club, where he leads and inspires countless youth every day; and

WHEREAS in recognition of his tireless dedication and meaningful impact, Nicholas Feggans was named the 2024 winner of *Charlottesville’s Best in Black Excellence Award* for Youth Development;

NOW, THEREFORE, I, Juandiego Wade, Mayor of the City of Charlottesville, do hereby recognize and commend **Nicholas Feggans** for his outstanding leadership, compassionate service, and transformative efforts that continue to make Charlottesville a stronger, safer, and more hopeful community for all. Let this proclamation stand as a testament to his enduring legacy and a heartfelt thank you from a grateful city.

Signed and sealed this 4th day of August 2025.

Mayor

Clerk of Council

CITY OF CHARLOTTESVILLE



Proclamation

SOUL OF CVILLE FESTIVAL
AUGUST 10-17, 2025

WHEREAS Soul of Cville is a celebration that honors the rich cultural heritage, vibrant arts, and community spirit that makes Charlottesville unique; and

WHEREAS Soul of Cville in its milestone 5th year will bring together residents and visitors alike to enjoy a diverse array of performances, food, award recognition, economic development opportunities, the *Best in Black Cville* award ceremony, scholarship giveaway and activities that showcase the soul of our city; and

WHEREAS Soul of Cville is at its essence a community-building experience that highlights the contributions of local artists, engaged community members, musicians, and entrepreneurs; it serves as a platform for fostering unity, promoting diversity, and supporting local businesses, with the 2025 theme being **“Firmly Planted. Fiercely Flourishing”**; and

WHEREAS the free family-friendly Soul of Cville festival returns to Ix Art Park on Saturday, August 16, 2025, uniting residents and visitors from all backgrounds and walks of life to enjoy live music and performances, fashion shows, Black artisan market with local vendors, food from local Black-owned restaurants, community access to The Looking Glass Immersive Art Experience, and more;

NOW, THEREFORE, the Charlottesville City Council endorses the values of inclusivity and cultural appreciation, encouraging community members to participate in the wide range of Soul of Cville festival activities.

Signed and sealed this 4th day of August 2025.

Mayor

Clerk of Council



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
June 16, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, June 16, 2025. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting all councilors present: Mayor Juandiego Wade, Vice Mayor Brian Pinkston and Councilors Natalie Oschrein, Michael Payne and Lloyd Snook.

On motion by Pinkston, seconded by Payne, Council unanimously adopted the meeting agenda.

REPORTS

1. REPORT: NDS Zoning Implementation Update and FY26 Workplan

Kellie Brown, Director of Neighborhood Development Services presented a report on the NDS Development Code implementation and FY26 Workplan. The report identified the department's priorities for achieving the goals of the Comprehensive Plan as regulated through the Development Code and other department responsibilities, including 1) environmental policy and regulatory review, 2) visioning processes for the 10th & Page and Rose Hill neighborhoods, 3) Short-term Rentals Study, 4) addressing complex properties, and 5) Architectural Design Guidelines review.

Matt Alfele, Development Planning Manager, presented an update on the proposed Development Code updates, the amendment process, and upcoming important dates.

Ms. Brown reviewed a list of items previously identified but not incorporated into the Development Plan, as well as feedback from the Planning Commission.

Council asked questions about 1) trends that may have emerged in the application process for development requests, given the number of applications that were not approved; 2) a market analysis update; 3) stormwater regulation; 4) utility connections for sublots, and 5) recruiting and hiring for specific positions.

CLOSED MEETING

On motion by Pinkston, seconded by Snook, Council voted unanimously to convene in a closed meeting as authorized by the Virginia Freedom of Information Act, as follows:

1. Pursuant to Virginia Code Section 2.2-3711(A)(1) for discussion and consideration of the appointment, performance, and salary of a specific named appointee of the public body, specifically, to conduct the City Manager's annual performance evaluation; and
2. Under Virginia Code Section 2.2-3711(A)(1) for discussion and consideration of prospective candidates to be appointed to the following boards and/or committees:
 - i. Charlottesville Redevelopment and Housing Authority (CRHA)
 - ii. Retirement Commission

On motion by Pinkston, seconded by Snook, Council voted 5-0 to certify the closed meeting.

BUSINESS SESSION

The business session of the meeting began with a moment of silence.

ANNOUNCEMENTS

Mayor Wade announced that the Charlottesville Boys Tennis Team won their State championship.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. William Atwood spoke about the 50th anniversary of the Downtown Mall, and the Downtown charrette as a public-private partnership that was part of the implementation of Downtown Mall practical solutions. He suggested another type of charette with volunteers from city and county.
2. Kate Atwood spoke about the opportunity to use a charrette to reimagine the Downtown Mall for the next generation.
3. Harold Folley, city resident, spoke in opposition to the city payment for renovations to the Albemarle Charlottesville Regional Jail, until a full scope of work is known.
4. Ruby Charion, Legal Aid Justice Center, spoke in opposition to the proposed jail expansion funding.
5. Kate Fraleigh, city resident, spoke in opposition to the resolution for jail renovation and expansion funding.
6. Rosia Parker, city resident, expressed concern about mental health services and she questioned the City's readiness to fill in the gaps where federal funding cuts impact the local community, warning against providing mental health services in jail.
7. Javier Raudales, new Executive Director for Sin Barreras, expressed concerns about Flock cameras in the city and their potential negative impact on members of the immigrant community. He urged City Council to halt use of the Flock system.
8. Earl Hicks, city resident, spoke in opposition to the resolution for jail expansion funding. He spoke about the implications of federal funding decisions and the need to shift local resources to address mental health support instead of jail renovations.
9. Alicia Lenahan, county resident, lauded respectful discourse that occurred over the weekend at several local events. She lauded local demonstrations of moral strength. She encouraged Council to say no to Paragren and Flock technology.
10. Reverend Karen Mann, local pastor, thanked the city for local responses provided to local community member inquiries about immigration. She expressed concerns about the potential for increased activity by ICE. She spoke in opposition to the city's use of Paragren and Flock technology and against funding for jail expansion.
11. Richard Bard, city resident, spoke about issues with Kindewood Apartments and Piedmont Housing Alliance, and accessibility for people with disabilities.
12. Don Gathers, city resident, spoke in opposition to the city's funding of the regional jail expansion.
13. Chris Meyer, city resident, expressed concern about a missed filing deadline for the Zoning Code and about the increase in natural gas utility rates. Regarding the purchase of carbon credits, he stated that funds could be better used locally for decarbonization. He requested that Council remove a related item from Consent Agenda.
14. Steve Harrick, county resident, spoke about immigration enforcement concerns, and the lack of due process.

15. Dana Seville, city resident, spoke in opposition to the city payment for renovations to the Albemarle Charlottesville Regional Jail, until a full scope of work is known. She expressed concerns about the inadequacy of mental health beds at the jail.
16. Sadbh O'Flynn, city resident, shared concerns about the city's finances related to funding the jail renovations without understanding the full scope of work, and the need to fund the city's priorities.

CONSENT AGENDA

Clerk Thomas read the following Consent Agenda items into the record, and on motion by Pinkston, seconded by Snook, Council unanimously adopted the Consent Agenda (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

2. RESOLUTION to Appropriate \$266,387 in FY 24 Meadowcreek Golf Course Surplus Funds (2nd reading)

RESOLUTION

To appropriate \$266,387 in FY24 Meadowcreek Golf Course Surplus Funds

WHEREAS, the unappropriated surplus of \$266,387 from Meadowcreek Golf Course be appropriated for reinvestment in capital projects and improvements through the Golf Working Capital account.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that a total of \$266,387 be appropriated in the following manner.

Revenues – \$266,387.00

\$266,387.00 Fund: 609 Cost Center: 3801001000 G/L Account: 498011

Expenditures – \$266,387.00

\$266,387.00 Fund: 609 I/O: 2000177 G/L Account: 599999

3. ORDINANCE to Amend and Reordain City Code Chapter 31 (Utilities) to Establish New Utility Rates and Service Fees for City Gas, Water, and Sanitary Sewer (2nd reading)

AN ORDINANCE AMENDING AND REORDAINING CHAPTER 31 (UTILITIES) OF THE CODE OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, 1990, AS AMENDED, TO ESTABLISH NEW UTILITY RATES AND SERVICE FEES FOR CITY GAS, WATER, AND SANITARY SEWER

4. RESOLUTION to Allocate Housing Operations and Support ("HOPS") FY 26 Grant Funding for Affordable Housing and Homelessness Support Programs in the Amount of \$460,574 (layover)
5. RESOLUTION Authorizing Hospital to Home to Operate as a Non-Emergency Medical Transport Agency in Charlottesville

RESOLUTION

GRANTING APPROVAL FOR HOSPITAL TO HOME, LLC, D/B/A H2H EMERGENCY SERVICES, A PRIVATE EMERGENCY MEDICAL SERVICES AGENCY, TO PROVIDE

CERTAIN MEDICAL TRANSPORT SERVICES WITHIN THE CITY OF CHARLOTTESVILLE, VIRGINIA.

WHEREAS Hospital to Home, LLC, d/b/a H2H Emergency Services (hereinafter “H2H”) a Virginia limited liability company, is an Emergency Medical Services Agency licensed by the Virginia Department of Health to provide Ground Ambulance – ALS and Ground Ambulance – BLS services in the Commonwealth of Virginia; and

WHEREAS Virginia Code § 32.1-111.14 authorizes a local governing body to grant permits to medical services agencies to operate within its jurisdiction; and

WHEREAS H2H is requesting approval to establish and operate a non-emergency ambulance transport service in the City of Charlottesville, Virginia, in compliance with requirements by the Virginia Department of Health, Office of Emergency Medical Services (hereinafter “OEMS”) pursuant to Virginia Administrative Code regulation 12VACS5-31-420, which requires that any applicant for licensure by the OEMS submit with its application an ordinance or resolution confirming the approval of the governing body of each locality where the agency maintains an office or stations an EMS vehicle for response; and

WHEREAS H2H has requested and the City of Charlottesville grants approval for a period of two years for H2H to operate from its location at 1 Morton Drive, Suite 506, Charlottesville, Virginia 22903; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville that:

1. H2H is hereby granted local approval to provide routine non-emergency transportation of hospital discharges, other stretcher-based non-emergency EMS transports and non-emergency inter-facility transportation.
2. H2H will obtain all necessary license approvals from the OEMS prior to providing any non-emergency transport services within the jurisdictional boundaries of the City of Charlottesville and will remain in compliance with all applicable operational and inspection requirements while providing such services.
3. H2H is not authorized to respond to calls for emergency 911 services from the general public within the City of Charlottesville unless requested by an authorized official from the Charlottesville Fire Department or through a written agreement with the City of Charlottesville.
4. H2H shall timely pay all federal, state and local taxes, shall obey all applicable federal, state and local laws and regulations, and shall keep its transport vehicles and medical equipment in a safe, neat, well-maintained and sanitary condition.
5. Nothing in this Resolution shall be deemed to recognize H2H as an integral or essential part of the official public safety program of the City of Charlottesville.

CITY MANAGER REPORT

City Manager Sanders asked Chief Kochis to speak. Chief Kochis applauded the community for peaceful demonstrations over the past weekend. He announced a gun safety and firearm buyback program on June 20. He reported on activity from the speed cameras first ten days in operation. He explained circumstances regarding shootings on the Downtown Mall and stated that more police patrols are being deployed when businesses close later in the evening, and that he plans to meet with business owners to work on solutions. Kochis stated that because of concerns heard, Charlottesville Police Department

(CPD) is pausing implementation of the Paragren software system, although a grant was received. He explained that he shut off Flock access to other jurisdictions within the Commonwealth of Virginia, which also means that CPD does not have access to the State system.

a. Human Rights Calendar Year 2024 Annual Report

Todd Niemeier presented the Human Rights Commission and Office of Human Rights Annual Report.

ACTION ITEMS

6. PUBLIC HEARING and RESOLUTION to appropriate additional funds for the Virginia Department of Transportation ("VDOT") City of Charlottesville, Virginia ("City") Project Portfolio (\$23,317,263) (layover)

Michael Goddard, Deputy Director of Public Works, introduced the request to appropriate VDOT funds for transportation projects administered by the City. After clarifying questions from Council, Mayor Wade opened the public hearing. With no speakers, the public hearing was closed. Council unanimously agreed to carry this item to the July 7th meeting for a second reading and vote on the Consent Agenda.

7. PUBLIC HEARING and RESOLUTION to approve a Lease Amendment for property located at 100 5th Street NE to the Blue Ridge Area Coalition for the Homeless

Brenda Kelley, Redevelopment Manager, introduced the request. After clarifying questions from Council, Mayor Wade opened the public hearing. With no speakers, the public hearing was closed.

On motion by Pinkston, seconded by Oschrin, Council by a vote of 5-0 approved the lease amendment resolution: (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

RESOLUTION

Approving a Lease Amendment for Property Located at 100 5th Street NE, to the Blue Ridge Area Coalition for the Homeless

WHEREAS, a Standard Form Lease Agreement for Commercial Space Within a City- Owned Building or Structure ("Original Lease") by and between the City of Charlottesville, Virginia ("City") and the Blue Ridge Area Coalition for the Homeless ("BRACH"), was entered into in August 2023; and

WHEREAS, per Section 3 of the Original Lease, BRACH requested to renew the Lease term for a one (1)-time, one (1) year term; and

WHEREAS, City Council of the City of Charlottesville, Virginia ("City Council"), following conducting the legally required Public Hearing per Virginia Code § 15.2-1800(B), has considered the terms of the proposed Lease renewal.

NOW, THEREFORE, BE IT RESOLVED by City Council that the Original Lease is hereby amended allowing BRACH a one (1) time, one (1) year Renewal Term, and the City Manager is hereby authorized to execute all necessary related documents on behalf of City Council.

8. PUBLIC HEARING and RESOLUTION to amend the City of Charlottesville, Virginia ("City"), CDBG and HOME Funding Awards for Program Year 2025-26, a Minor Amendment to the City's 1-Year Annual Action Plan, in the amounts of \$6,835.00 (CDBG) and \$2,859.47 (HOME) (layover)

- a. **RESOLUTION appropriating Community Development Block Grant (“CDBG”) funds anticipated from the U.S. Department of Housing and Urban Development for Program Year 2025-26, in the approximate amount \$445,452, amended**
- b. **RESOLUTION approving HOME Investment Partnership Program activity with funds anticipated from the U.S. Department of Housing and Urban Development for Program Year 2025-26, in the approximate amount of \$85,876.13, Amended**

Anthony Warn, Grants Manager, introduced the request. After clarifying questions from Council, Mayor Wade opened the public hearing. With no speakers, the public hearing was closed. Council, agreed to carry this item to the July 7th meeting for a second reading and vote on the Consent Agenda.

9. RESOLUTION to allocate \$8,690,000 of Capital Improvement Program (CIP) Contingency Funds (2nd reading)

Krisy Hammill, Budget Director, presented the resolution for a second reading. After clarifying questions from Council, on motion by Pinkston, seconded by Snook, Council by a vote of 4-1 approved the resolution (yes: Oschrein, Pinkston, Snook, Wade; Noes: Payne). Councilor Payne opposed the resolution because of the amount for the Clean Team and outsourcing work, citing impacts on union workers.

**RESOLUTION
To Allocate \$8,690,000 from the Capital Improvement
Program Contingency Fund**

WHEREAS per the City of Charlottesville’s financial policy, year-end surpluses from the City’s General Fund are transferred to the CIP contingency Fund where they accumulate until appropriated by the City Council for expenditure; and

WHEREAS the City Manager has made a recommendation and request to allocate a portion of the contingency funds to address several community intervention items as well as a few items to ensure compliance with budgetary guidelines and financial policy; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$8,690,000 is hereby allocated from currently appropriated funds in the CIP Contingency Fund for the following:

<u>Description</u>	<u>Amount</u>
<u>Community Interventions</u>	
Mall Long-term Restroom Solution	280,000
Street Outreach - 2 Year Pilot	425,000
Emergency Management	
<i>Community Shelter Generator - Key Recreation</i>	100,000
Clean Team - 2 Year Pilot	1,200,000
Infrastructure Investments	
<i>Urgent Infrastructure - 34 Projects to be completed by December 2025</i>	\$ 500,000
<i>Bus Shelter Infrastructure - 12 shelters (5 City, 7 County- 3 County Developer Funded)</i>	250,000
<i>Parks and Recreation Infrastructure- Meadowcreek Trail, Downtown Mall Improvements</i>	<u>1,100,000</u>

	1,850,000
Total Community Interventions	\$ 3,855,000
Budgetary Guideline/Policy Compliance	
Health Care Fund Reserve Replenishment	\$ 3,500,000
Retirement - offset for impact of Teamsters contract	1,100,000
City Attorney - Legal Fees	175,000
Human Services - to cover loss in FY24	60,000
Total Budgetary Guideline/Policy Compliance	\$ 4,835,000
Total CIP Contingency Allocation - Batch #1	\$ 8,690,000

10. RESOLUTION approving Albemarle Charlottesville Regional Jail ("ACRJ") Renovation Plan of Finance for the ACRJ Authority's Issuance of 2025 Bonds and the 2025 Grant Anticipation Note ("GAN")

Courtney Rogers, Financial Advisor, presented the Plan of Finance Update with information about interim and permanent financing, and the financing timetable, and he answered clarifying questions from Council.

Colonel Martin Kumer provided information about project costs and bids received. Bids came in above budget, so scope changes were made. Col. Kumer gave an overview of the project scope.

Councilor Pinkston shared his experience with being present when bids were received as part of the ACRJ Board. He stated that the choices made in scope change were thoughtful. Given the pricing climate. He stated that the ACRJ Board was briefed on the information presented during this meeting. The final scope will be presented to the ACRJ Board. Bids are negotiated as a lump sum fixed cost. Anticipated start of the project is September 15, 2025, and is expected to last for two years.

Council discussion ensued with concerns expressed about priorities of some areas in the revised scope, the process of the ACRJ Board making decisions that limit the options for governing bodies, and the need for renovations.

On motion by Pinkston, seconded by Snook, Council by a vote of 3 to 2 approved the resolution approving Albemarle Charlottesville Regional Jail ("ACRJ") Renovation Plan of Finance for the ACRJ Authority's Issuance of 2025 Bonds and the 2025 Grant Anticipation Note ("GAN"): (Ayes: Pinkston, Snook, Wade; Noes: Oschrein, Payne). Councilor Oschrein expressed concerns with the amount of the expenditure. Councilor Snook expressed concern about limited options presented to City Council for consideration. Councilor Payne had questions about voting before the full project scope is known.

RESOLUTION #R-25-079
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE,
VIRGINIA, APPROVING THE EXECUTION AND DELIVERY OF A SUPPORT
AGREEMENT OR AGREEMENTS WITH THE ALBEMARLE-CHARLOTTESVILLE
REGIONAL JAIL AUTHORITY FOR THE ISSUANCE BY SUCH AUTHORITY OF ITS
JAIL FACILITY REVENUE BOND AND JAIL FACILITY GRANT REVENUE
ANTICIPATION NOTES

WHEREAS, the Albemarle-Charlottesville Regional Jail Authority (the "Authority") is a public instrumentality of the Commonwealth of Virginia created pursuant to Article 3.1, Chapter 3, Title 53.1, Code of Virginia of 1950, as amended (the "Act") by resolutions duly adopted by the governing bodies of the County of Nelson, Virginia ("Nelson County"), the County of

Albemarle, Virginia (**“Albemarle County”**) and the City of Charlottesville, Virginia (**the “City,” collectively, the “Member Jurisdictions”**) for the purpose of renovating the regional jail (**the “Regional Jail”**) to be operated on behalf of the Member Jurisdictions by the Authority;

WHEREAS, the Authority and the Member Jurisdictions have entered into an Amended and Restated Service Agreement, dated June 9, 2022 (**the “Service Agreement”**), in which the Authority has agreed to, design, construct, renovate and equip the Regional Jail and obtain financing therefor;

WHEREAS, the Authority desires to issue its jail facility revenue bond in an estimated maximum aggregate principal amount of \$41,000,000 (**the “Local Bond”**) the proceeds of which, together with other available funds, are expected to be sufficient to finance and refinance the costs of the renovation and equipping of the Regional Jail (**the “Project”**);

WHEREAS, the Authority’s financial advisor, Davenport & Company LLC (**the “Financial Advisor”**) has advised the Authority that the Virginia Resources Authority (**“VRA”**), a public body corporate and political subdivision of the Commonwealth of Virginia, is willing to finance a portion of the Project at favorable rates to the Authority;

WHEREAS, VRA has indicated its willingness to purchase such Local Bond from a portion of the proceeds of its Series 2025B VRA Bonds (**as more particularly defined in the below-defined Local Bond Sale and Financing Agreement, the “VRA Bonds”**) and to provide a portion of the proceeds thereof to the Authority to finance a portion of the Project and pay certain costs of issuance of the Local Bond, in accordance with the terms of a Local Bond Sale and Financing Agreement to be dated as of a date to be specified by VRA, between VRA and the Authority (**the “Local Bond Sale and Financing Agreement”**);

WHEREAS, the Authority is expecting to receive a grant from the Commonwealth of Virginia (**the “Commonwealth Grant”**) as reimbursement of a portion of the “eligible costs” of the Project following completion of the Project;

WHEREAS, the Authority desires to issue its jail facility grant revenue anticipation note in an estimated maximum aggregate principal amount of \$12,500,000 (**the “Note”**) to be sold to a purchaser to be selected by the Authority, the proceeds of which, together with proceeds from the sale of the Local Bond are expected to be sufficient to finance a portion of the construction and renovation of the Project;

WHEREAS, VRA has indicated that its agreement to purchase the Local Bond will be conditioned upon each of the Member Jurisdictions undertaking non-binding obligations to appropriate from time to time moneys to the Authority in connection with payments due on the Local Bond and a similar agreement to purchase the Note by the purchaser thereof will require a similar non-binding obligation to appropriate;

WHEREAS, City Council (**the “City Council”**) of the City has previously indicated its support of the financing of the Project and hereby desires to approve the issuance of the Local Bond by the Authority and to enter into such a Support Agreement evidencing such obligation (**the “Bond Support Agreement”**), the form of which has been submitted to this meeting and the issuance of the Note by the Authority and a support agreement, if required in such Note transaction (**the “Note Support Agreement”**), the form of which has been submitted to this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA:

1. The City hereby approves the issuance of the Local Bond and the Note as required under the Service Agreement. It is determined to be in the best interests of the City and its citizens for City Council to enter into the Bond Support Agreement regarding the Local Bond and a Note Support Agreement regarding the Note. The forms of the Bond Support Agreement and Note Support Agreement submitted to this meeting are hereby approved.
2. It is acknowledged that (i) VRA would not purchase the Local Bond without the security and credit enhancement provided by the Bond Support Agreement, (ii) VRA will be a third party beneficiary of the Service Agreement, and (iii) VRA is treating the Bond Support Agreement as a "local obligation" within the meaning of Section 62.1-199 of the Code of Virginia of 1950, as amended, including amendments thereto taking effect as of July 1, 2011 **(the "Virginia Code")**, which in the event of a nonpayment thereunder authorizes VRA or the trustee for VRA's bonds to file an affidavit with the Governor that such nonpayment has occurred pursuant to Section 62.1-216.1 of the Virginia Code. In purchasing the Local Bond, VRA is further relying on Section 62.1-216.1 of the Virginia Code, providing that if the Governor is satisfied that such nonpayment has occurred, the Governor will immediately make an order directing the Comptroller to withhold all further payment to the County of all funds, or of any part of them, appropriated and payable by the Commonwealth of Virginia to the County for any and all purposes, and the Governor will, while the nonpayment continues, direct in writing the payment of all sums withheld by the Comptroller, or as much of them as is necessary, to VRA, so as to cure, or cure insofar as possible, such nonpayment.
3. In consideration of the Authority's undertakings with respect to the financing plans of the Project, the Mayor or Vice-Mayor of the City, either of whom may act, is hereby authorized and directed to execute and deliver the Bond Support Agreement and the Note Support Agreement. The Bond Support Agreement and the Note Support Agreement shall be in substantially the forms presented to this meeting, which are each hereby approved, with such completions, omissions, insertions or changes not inconsistent with this resolution as may be approved by the Mayor or Vice-Mayor of the City, in their sole discretion, the execution thereof by the Mayor or Vice-Mayor of the City to constitute conclusive evidence of his or her approval of such completions, omissions, insertions or changes.
4. The City Manager is hereby authorized and directed to carry out the obligations imposed by the Bond Support Agreement and the Note Support Agreement on the City Manager, and to take all proper steps on behalf of the City as may be required, in accordance with the plan of financing set forth above.
5. Nothing contained herein or in the Bond Support Agreement or the Note Support Agreement is or shall be deemed to be a lending of the credit of the County to the Authority, VRA or to any holder of the Local Bond or the Note or to any other person, and nothing herein contained is or shall be deemed to be a pledge of the faith and credit or the taxing power of the City, nor shall anything contained herein or in the Bond Support Agreement or the Note Support Agreement legally bind or obligate City Council to appropriate funds for purposes described in the Bond Support Agreement or the Note Support Agreement.
6. All actions previously taken by officials, representatives or agents of the City in furtherance of the plan of financing and issuance of the Local Bond and the Note are hereby ratified and approved.
7. This resolution shall take effect immediately.

11. RESOLUTION to Amend and Reallocate Tax and Rent Relief Budgets (layover)

Todd Divers, Commissioner of the Revenue presented the request. Council unanimously agreed to carry the resolution to the July 7th meeting for a second reading and vote.

12. RESOLUTION LLC/Entity Creation Authorization: Westhaven Phase One and Sixth Street Phase Two Redevelopment Projects (layover)

a. RESOLUTION Authorizing Entity Formation for Sixth Street Redevelopment Phase Two

b. RESOLUTION Authorizing Entity Formation for Westhaven Redevelopment Phase One

Antoine Williams, Housing Program Manager, presented the proposal. After clarifying questions from Council, Mr. John Sales explained that two entities were required because each phase requires its own entity. Council unanimously agreed to carry the resolutions to the July 7th meeting for a second reading and vote on the Consent Agenda.

GENERAL BUSINESS

13. BY MOTION Approval of an Employment Agreement appointing William David Milton as Charlottesville City Assessor

Chris Cullinan, Director of Finance, presented David Milton as the City Manager and Finance Director recommendation for appointment to the position of City Assessor.

On motion by Pinkston, seconded by Oschrein, Council by a vote of 5-0 approved the Employment Agreement for David Milton, City Assessor: (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

14. BY MOTION Approval of a Confidential Settlement Agreement

On motion by Pinkston, seconded by Oschrein, Council by a vote of 5-0 approved a Confidential Settlement Agreement: (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Harold Folley, city resident, stated that the People's Coalition will hold City Council accountable for its decision to approve the jail funding resolution.
- Kate Fraleigh, city resident, mentioned an email that was sent by Colonel Kumer to the ACRJ Board Chair, Vice Chair, and City Council before being sent to ACRJ Board members for consideration during a recent meeting. She read a section of the email that she says contradicted a part of Mr. Kumer's remarks regarding renovations to special management units.

On motion by Pinkston, Council voted unanimously to adjourn the meeting at 9:11 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council

Policy Briefing Summary

City Council



Regarding:	Resolution to Appropriate Additional Funds for Emmet Street Corridor Streetscape Project - \$1,436,519 (2nd reading)
Staff Contact(s):	Krisy Hammill, Director of Budget, Colin Porter, Project Manager
Presenter:	Michael Goddard, Deputy Director
Date of Proposed Action:	August 4, 2025

Issue

Additional funds need to be appropriated for the Emmet Streetscape project.

Background / Rule

On June 16, 2025, a public hearing was held to discuss the resolution requesting appropriation of additional funds for multiple projects within the City's Virginia Department of Transportation (VDOT) project portfolio. Funding for the Emmet Streetscape project was included in that resolution. However, staff also noted in the funding summary that a separate resolution would be presented at a later date to request the remaining local match that is required to leverage the total amount of VDOT funding awarded for this project. An additional match of \$1,436,519 in local funds is needed.

Analysis

The current scope of this project is estimated to cost \$23 million to construct. A total of \$17.4 million is being funded by VDOT with a local match requirement of just over \$5.6 million. In 2023, the University of Virginia committed a total of \$5 million dollars for the Emmett Streetscape project and the Fontaine Street project. In June of 2023, City Council appropriated \$4,183,586 of the \$5 million to Emmet Street and \$816,414 to a streetscape project on Fontaine Avenue. VDOT has taken over the management of the Fontaine project and local match has now been reduced to \$750,000. This resolution requests that Council reprogram \$66,414 of the UVA funds to the Emmet Street project from the Fontaine project. Additionally, \$1,370,105 is being requested as a transfer from the previously appropriated underground utility account. This resolution seeks to move two previously appropriated funding sources into the one Emmet Streetscape project account for ease of accounting by keeping all the related project costs in one account.

Financial Impact

The required local matches are being transferred from previously appropriated funds in a separate accounts which will now be combined into the appropriate VDOT accounts.

Recommendation

Staff recommends approval of the resolution.

Recommended Motion (if Applicable)

"I make a motion adopting the attached Resolution appropriating additional funds for the Emmett Streetscape project."

Attachments

1. VDOT Resolution - Emmet - July 21
2. VDOT Funding Summary - Emmet July 21 Agenda

3. Barracks and Emmet Intersection-UPC111796-Appendix A



RESOLUTION #R-__-__
Resolution to Appropriate \$1,436,519 in additional local funds for the
Emmet Street Corridor Streetscape Project

WHEREAS, the City of Charlottesville has been awarded funds through the Virginia Department of Transportation (VDOT) to locally administer various transportation projects; and

WHEREAS, some of the VDOT funding requires a local match to leverage the funding; and

WHEREAS, additional local funding is required for the Emmet Street Corridor Streetscape Project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$1,436,519 is hereby appropriated as follows:

Project: Emmet Street Corridor Streetscape & Intersections
UPC #: 109551

Expenditure

\$1,436,519 Fund: 426 WBS Element: P-00932 GL Code: 599999

Revenue

\$66,414 Fund: 426 WBS Element: P-00932 GL Code: 432155

Budget Transfer from City Underground Utility Project Account (for City Match)
\$1,370,105 Fund: 426 WBS Element: P-00127 GL Code: 599999

Date Adopted:

Certified: _____
Clerk of Council

VDOT Project Funding Summary and Reconciliation
Emmet Streetscape Project

Project: VDOT - #HB2.FY17 EMMET STREET CORRIDOR STREETScape & INTERSECTIONS

SAP Account: P-00932

UPC #: 109551

VDOT Appendix A	
Revenue Sources	
Federal	\$0.00
State Revenue Share	\$0.00
SmartScale	\$17,372,099.00
City Revenue Share	\$0.00
City Local Match	\$5,620,105.00
Total Project	\$22,992,204.00

Project Appropriations		
<u>February 13, 2017</u>	<u>June 20, 2023</u>	<u>July 7, 2025</u>
\$12,114,721.00		\$5,257,378.00
	\$4,183,586.00	

<i>To Be Appropriated</i> <u>July 21, 2025</u>	<u>Total</u>
	–
	–
	17,372,099.00
	–
\$1,436,519.00	5,620,105.00
	–
\$1,436,519.00	22,992,204.00

Appendix A Revision 1

Date: 3/20/2025

Project Number: 0654-104-336 UPC: 111796 CFDA # 20.205 Locality: City of Charlottesville

Project Location ZIP+4: 22903-4839	Locality UEI #: C6VFXLAFKEY1	Locality Address (incl ZIP+4): 610 East Market Street Charlottesville, VA 22902-5304
Project Narrative		
Work Description:	#SMART18 - BARRACKS RD @ EMMET ST INTERSECTION - Right turn lanes will be added to northbound Emmet St (Rt 29) and westbound Barracks Rd, bike/ped improvements and improvements to existing transit facilities.	
From:	0.06 MI S OF INT. BARRACKS ROAD	
To:	0.08 MI N OF INT. BARRACKS ROAD	
Locality Project Manager Contact info:	Colin Porter 434-970-3398	porterc@charlottesville.gov
Department Project Coordinator Contact Info:	Gregg Allen 434-426-5575	gregg.allen@vdot.virginia.gov

Project Estimates				
	Preliminary Engineering	Right of Way and Utilities	Construction	Total Estimated Cost
Estimated Locality Project Expenses	\$1,363,319	\$750,000	\$6,743,285	\$8,856,604
Estimated VDOT Project Expenses	\$100,000	\$30,000	\$150,000	\$280,000
Estimated Total Project Costs	\$1,463,319	\$780,000	\$6,893,285	\$9,136,604

Project Cost and Reimbursement						
Phase	Estimated Project Costs	Funds type (Choose from drop down box)	Local % Participation for Funds Type	Local Share Amount	Maximum Reimbursement (Estimated Cost - Local Share)	Estimated Reimbursement to Locality (Max. Reimbursement - Est. VDOT Expenses)
Preliminary Engineering	\$1,463,319	Smart Scale	0%	\$0	\$1,463,319	
Total PE	\$1,463,319			\$0	\$1,463,319	\$1,363,319
Right of Way & Utilities	\$780,000	Smart Scale	0%	\$0	\$780,000	
Total RW	\$780,000			\$0	\$780,000	\$750,000
Construction	\$6,893,285	Smart Scale	0%	\$0	\$6,893,285	
Total CN	\$6,893,285			\$0	\$6,893,285	\$6,743,285
Total Estimated Cost	\$9,136,604			\$0	\$9,136,604	\$8,856,604

Total Maximum Reimbursement by VDOT to Locality (Less Local Share)	\$9,136,604
Estimated Total Reimbursement by VDOT to Locality (Less Local Share and VDOT Expenses)	\$8,856,604

Project Financing						
						Aggregate Allocations
Smart Scale						
\$9,136,604						\$9,136,604

Program and Project Specific Funding Requirements	
<ul style="list-style-type: none"> This Project shall be administered in accordance with VDOT's Locally Administered Projects Manual and Urban Manual. This is a limited funds project. The LOCALITY shall be responsible for any additional funding in excess of \$9,136,604 Reimbursement for eligible expenditures shall not exceed funds allocated each year by the Commonwealth Transportation Board in the Six Year Improvement Program. The LOCALITY will continue to operate and maintain the facility as constructed. Should the design features of the Project be altered by the LOCALITY subsequent to Project completion without approval of the DEPARTMENT, the LOCALITY inherently agrees, by execution of this agreement, to make restitution, either physically or monetarily, as required by the DEPARTMENT. Project estimate, schedule and commitment to funding are subject to the requirements established in the Commonwealth Transportation Board (CTB) Policy and Guide for Implementation of the SMART SCALE Project Prioritization Process, Code of Virginia, and VDOT's Instructional and Informational Memorandums. This Project shall be initiated and at least a portion of the Project's programmed funds expended within one year of the budgeted year of allocation or funding may be subject to reprogramming to other Projects selected through the prioritization process. In the event the Project is not advanced to the next phase of construction when requested by the CTB, the LOCALITY or Metropolitan Planning Organization may be required, pursuant to § 33.2-214 of the Code of Virginia, to reimburse the DEPARTMENT for all state and federal funds expended on the Project. This Project has been selected through the Smart Scale (HB2) application and selection process and will remain in the SYIP as a funding priority unless certain conditions set forth in the CTB Policy and Guidelines for Implementation of a Project Prioritization Process arise. Pursuant to the CTB Policy and Guidelines for Implementation of a Project Prioritization Process and the SMART SCALE Reevaluation Guide, this Project will be re-scored and/or the funding decision re-evaluated if any of the following conditions apply: a change in the scope, an estimate increase, or a reduction in the locally/regionally leveraged funds. Applications may not be submitted in a subsequent SMART SCALE prioritization cycle to account for a cost increase on a previously selected Project. This Appendix A supersedes all previous versions signed by VDOT and the LOCALITY. 	

This attachment is certified and made an official attachment to this document by the parties to this agreement.

Samuel Sanders Jr. Digitally signed by Samuel Sanders Jr
Date: 2025.04.08 16:30:21 -04'00'

Authorized Locality Official

Date

Banks Gregory
uos15545

Digitally signed by Banks Gregory
uos15545
Date: 2025.04.09 08:11:27 -04'00'

Authorized VDOT Official

Date

Revised: February 1, 2019

Policy Briefing Summary

City Council



Regarding:	Resolution Appropriating \$60,000 for Virginia Department of Education (VDOE) Special Nutrition Program - Summer Food Service Program (1 of 2 readings)
Staff Contact(s):	Rachel Smith, Deputy Director of Recreation, Annie Sechrist, Management Specialist II
Presenter:	Rachel Smith, Deputy Director of Recreation
Date of Proposed Action:	August 4, 2025

Issue

The City of Charlottesville, Virginia ("City"), through its Parks and Recreation Department, has received approval for reimbursement of up to \$60,000 from the Virginia Department of Education Special Nutrition Program to provide free breakfast and lunch to children attending Summer Camp Programs, and dinner for the City's Connect Sites housed at three (3) Community Centers.

Background / Rule

The City's Parks and Recreation Department will operate three (3) Summer Camp Programs and three (3) Connect sites (Site of Promise Site, serving the Westhaven neighborhood, South First Street, and Greenstone) throughout the City. The Camps serve children ages six (6) through twelve (12), for a total of six (6) weeks (June 16, 2025 – July 25, 2025). The Connect Sites serve children ages five (5) through 18 (18) for nine (9) weeks during the Summer, June 16, 2025 – August 15, 2025. Between the Camps and Community Housing Centers, various activities are planned from 7:30am - 7:00pm, Monday through Friday. The Parks and Recreation Camps have around 1,100 enrollees this Summer.

The reimbursement will cover the costs of nutritious meals at these locations, which also have an educational/enrichment component. The Virginia Department of Education Special Nutrition Program provides a free, nutritious breakfast and lunch for these children, and the Community Connect Sites will provide a free, nutritious dinner. Most of the children served receive free or reduced meals during the School Year.

Analysis

Approval of this Agenda item aligns directly with City Council's vision for the City "to be a place where everyone thrives" and it contributes to the Strategic Outcome Area of Partnerships to help "magnify positive community outcomes." Children will receive nutritious breakfast, lunch and/or dinner, hopefully replacing a meal that did not exist or providing a healthier balanced option for them.

Financial Impact

The \$60,000 appropriation covers the cost of the food and administration of the Summer Food Service Program. The breakfast, lunches, and dinners are purchased through the City's School Food Service. The Parks and Recreation Department pays the bills to the City's Food Service and is then reimbursed by the Virginia Department of Education Special Nutrition Programs. This has no impact on the General Fund, as there is no local match required. The funds will be expensed and reimbursed to a Grants Fund.

Recommendation

City Staff recommends City adopt the attached Resolution approving and appropriating funds by City Council.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution appropriating funds for the Virginia Department of Education Special Nutrition Program- Summer Food Service Program in the amount up to \$60,000."

Attachments

1. Resolution Appropriating Funds For VDOE Special Nutrition Program Summer Food Service Program



RESOLUTION #R-__-__

RESOLUTION APPROPRIATING FUNDS FOR

Virginia Department of Education Special Nutrition Program

Summer Food Service Program

WHEREAS, the City of Charlottesville, through Parks and Recreation, has received approval for reimbursement up to \$60,000 from the Virginia Department of Education Special Nutrition Program to provide free breakfast and lunch to children attending summer camp programs; and

WHEREAS the grant award covers the period from period June 16, 2025 through October 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that by the Council of the City of Charlottesville, Virginia, which the sum of \$60,000, received from the Virginia Department of Education Special Nutrition Program, is hereby appropriated in the following manner:

Revenue – \$60,000

Fund: 209

Internal Order: 1900603

G/L Account: 430120

Expenditures - \$60,000

Fund: 209

Internal Order: 1900603

G/L Account: 530670

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$250,000 from the Virginia Department of Education Special Nutrition Program.

Date Adopted:

Certified:

Clerk of Council



City Manager's Report

*Offices of the City Manager
Elected & Appointed Officials*

8-4-2025

City Manager – Sam Sanders (he/him)

- July 22: Rivanna Solid Waste Authority (RSWA) and Rivanna Water & Sewer Authority (RWSA) Board Meetings
 - A recent solid waste long term tracking project found that City residents are using available services:
 - eWaste increased 45%
 - Household waste increased 190%
 - Appliances increased 4600%
 - Furniture and mattresses increased 105%
 - Solar panel installation at the landfill is expected to be completed in August.
 - The baling facility is now under construction.
 - A lithium battery collection and disposal program is in the works at Ivy Convenience Center to help with the threat of spontaneous fires. The board approved \$150,000 to move this forward.
 - An interim emergency siren system has been established for Sugar Hollow Reservoir. It was tested July 22 and led to a testing program for an ongoing notification program. This is meant to notify area residents that water levels may rise quickly without notice.
 - Staff presented cybersecurity and physical security updates on readiness of the critical systems at Rivanna.
 - The Board completed the performance evaluation of Executive Director Bill Mawyer who was given high performance marks unanimously.
- July 25: Firefighter for a Day
 - I had the great fortune of hanging out with some of our great firefighters and paramedics during a ride along. In June, I was able to connect with officers in Charlottesville Police Department (CPD) and this month it was Charlottesville Fire Department's (CFD) turn.
 - I watched our skilled team members work fast and deliberately to extinguish a fire and save a home in the Belmont neighborhood.
 - I also observed precision at its finest while two drivers maneuvered through tight spots in our community with our largest piece of equipment.
 - Our little secret: I got behind the wheel in a parking lot and I assure you, the tension was high, and I gained a new appreciation for the pressure test.
 - Many thanks to our public safety teams in CPD and CFD. Your jobs are critically important, and we thank you for the care you provide to our community.
- July 29: Midway Manor Bus Shelter Ribbon Cutting
 - The residents of Midway Manor did not have a covered bus shelter located just outside of their home. This has been a long-delayed request

to support seniors who call Midway Manor home. With the help of funding from the state Department of Rail and Public Transportation, the City has been installing new shelters in Charlottesville along Charlottesville Area Transit (CAT) routes. The celebration last week was to honor the steadfast advocacy of longtime resident Mary Carey. Ms. Carey has been a committed and tireless advocate, and we were proud to celebrate her, too. Thank you again, Ms. Carey!

- July 30: Community Attention Youth Internship Program (CAYIP) Graduation
 - Congratulations to the youth who worked with the City's CAYIP program this summer. On Wednesday, we recognized them for their hard work, and they were encouraged to get ready for the new school year and to make good decisions. Thank you to the Human Services staff for their hard work supporting this program. Great job supporting our youth!
- General Matters
 - Our extended leadership team (roughly 60 supervisors, managers, and directors) joined the City Manager's Office to experience a re-entry simulation facilitated by our very own Home to Hope navigators, Whitmore Merrick and Stacey Washington, along with supports from UVA Law. I want to thank both Whitmore and Stacey for their hard work, as well as Lisa from UVA and the community partners who made an impact on our team. City staff discovered how difficult it is for citizens returning from incarceration. Knowing and doing better is the kind of takeaway that will make all the difference with the City team.
 - Over the past two weeks, I participated in the annual ratings calls with Moody's and S&P as they evaluate our financial health and issue the important credit rating for the City. Our team did a great job as usual in presenting the best version of Charlottesville and we remain optimistic that the high marks will continue to support the organization serving this community with access to low interest rates and high creditability.
 - I joined my peers in Albemarle County, Fluvanna County, and Louisa County for a lunch reception in honor of Ted Voorhees who is leaving his job as County Executive of Orange County. Ted is moving to Chapel Hill, North Carolina to work as the City Manager starting next month. Good luck, Ted!
 - Congratulations to Jeff Davis, City Assessor, who retired on July 31. Thank you for everything, Jeff!

Office of Sustainability – Director Kristel Riddervold (she/her)

- The Office of Sustainability has been partnering with the Parks and Recreation (P&R) Department to expand their use of electric landscaping tools. P&R recently took delivery of an additional 11 battery-powered tools, including chainsaws, string trimmers and leaf blowers. These tools will allow crews to maintain City facilities while minimizing noise and eliminating harmful air pollution.
- The [2025 Solarize! Campaign \(link\)](#) has been extended through August 15. Solarize helps to reduce the cost and complexity of going solar by streamlining the process. Solar systems installed in 2025 are still eligible for the 30 percent Federal Income Tax Credit, a significant savings opportunity that will no longer be available starting in 2026 due to recent changes in federal legislation.
- Charlottesville residents are eligible for up to \$2000 in incentives toward home efficiency projects through the [Residential Retrofit Mini-Grant program \(link\)](#). Administered by Local Energy Alliance Program (LEAP), this program offers incentives toward improving insulation, air-sealing, Energy Star heat pumps, and other efficiency measures.
- CAT and the Office of Sustainability are pleased to announce the winners of the 2025 Sustainable Transit Bus Wrap Art Contest. Gisela Swift was selected as the Community Vote winner and Courtney Massie earned recognition as the Panel Vote Winner. Each winner will get a \$750 cash prize, and their awesome designs will be rolling around the City starting in August.
- Speaking of transit, the next Climate Café will be on Friday, August 10 at 9:30 AM at the Bradbury and this month's theme is transit and mobility. Join the Office of Sustainability, C3, CAT, Bicycle-Pedestrian BPAC, and IMPACT at this free community event to talk all things alternative transportation.
- The Climate Program released the [annual climate action update report \(link\)](#). It includes an updated community-wide greenhouse gas inventory. The City also published its [FY26 Climate Action Workplan \(link\)](#).

Office of Human Rights – Director Todd Niemeier (he/him)

- During the Human Rights Commission's regular meeting on July 17, representatives from the Blue Ridge Area Coalition for the Homeless, Housing Opportunities Made Equal of Virginia, International Neighbors, the International Rescue Committee, Legal Aid Justice Center, the Public Housing Association of Residents, and Sin Barreras shared information regarding the housing challenges faced by the people they serve. Commissioners also held one on one meetings with stakeholders who were unable to attend the public meeting. Commissioners will discuss the information they learned in these meetings during their work session on August 7 and begin drafting their legislative agenda

recommendations to City Council for potential adoption at the Commission's next regular meeting on August 21.

- The Office of Human Rights currently has 17 open discrimination complaint cases. Five are in the process of alternative dispute resolution, and 12 are under investigation.

Commissioner of the Revenue – Commissioner of Revenue Todd Divers (he/him)

- The Commissioner of the Revenue's Office is accepting applications for the Charlottesville Homeowner Assistance Program (CHAP) for 2025.
- Requirements to determine your eligibility:
 - Applicant must be a legal owner AND reside in the residential property as of January 1 of the current year.
 - Applicant, applicant's spouse, or any co-owner residing in the home cannot own any other real estate.
 - The current year's assessed value on applicant's home cannot be greater than \$525,000.
 - Combined adjusted gross income for all occupants residing in the home (you, your spouse, any other co-owners, and any adult relatives) for Tax Year 2024 cannot exceed \$62,100.
- Documentation needed to determine your eligibility:
 - To support your application, you must provide documentation for all occupants residing in the home (applicant, applicant's spouse, any co-owners, or adult relatives):
 - Copy of all filed tax returns (IRS Form 1040, IRS Form 1040-SR, or IRS Form 1040-NR for TY-2024).
 - Copy of all taxable income statements (W-2, 1099, etc. for TY-2023), if tax returns have not been filed.
 - Applications can be filed in person, by mail, or [online \(link\)](#). Call 434-970-3160 or email taxrelief@charlottesville.gov for more information.
- Possible grant amounts are \$1,000, \$1,500, \$2,000, and \$2,500.

Office of Social Equity – Manager Roy Fitch (he/him)

- Home To Hope
 - Peer Navigators Whitmore Merrick and Stacey Washington teamed with Kelly Orians and other dedicated community partners to lead a reentry simulation for the Extended Lead Team in CitySpace. The UVA Law Decarceration and Community Reentry Clinic hosted this event, which was well attended and well received.

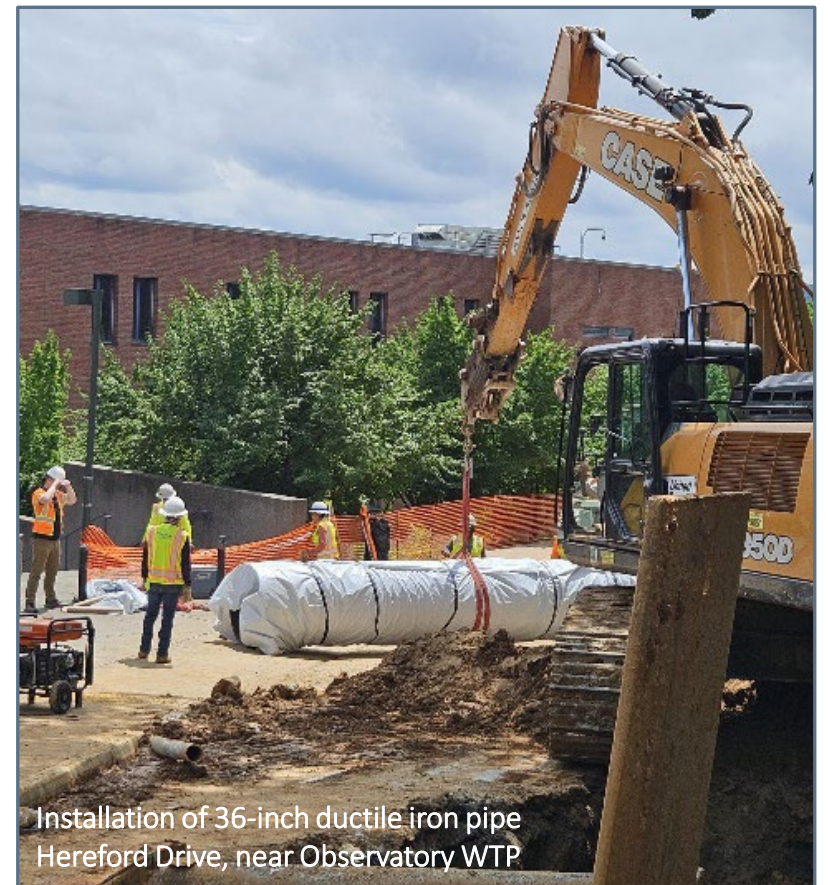
Office of Budget & Grants Management – Director Krisy Hammill (she/her)

- The budget office has received the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award for the FY 2026 budget. While this was definitely a team effort, Budget & Management Analyst Lauren Roos did the heavy lifting to get the final document prepared and submitted for this year.
- Staff has just learned that the City's grant management software, Neighborly, has just launched a direct integration with the U.S. Department Housing & Urban Development's (HUD) Integrated Disbursement and Information System (IDIS) system. If it works as advertised, this means staff will only have to enter data once into Neighborly and it will sync directly with IDIS. This will effectively save several hours a week since IDIS is such a slow, outdated system!

Office of Economic Development – Director Chris Engel (he/him)

- Last week, Luna Labs held a ribbon cutting and open house to celebrate the company's recent expansion at its Charlottesville facility. Almost 25 years ago, Luna Labs began as a Charlottesville startup company. In the years since, the company has grown to become a nationally recognized leader in research and development by providing unique leading-edge solutions to complex technical challenges in the areas such as virtual and augmented reality, material science, telecommunications, and medical technologies. The company consistently points to the support it has received from the City as one of the keys to its success. Luna Labs has been the recipient of Cville Match funding through the Charlottesville Economic Development Authority and was recently awarded a Virginia Jobs Investment Program (VJIP) grant from the Virginia Economic Development Partnership (VEDP) in association with the company's creation of additional, high-wage employment opportunities.

Central Water Line Construction Project Update



*Presented to Charlottesville City Council
By Bill Mawyer, Executive Director, RWSA
August 4, 2025*



Overview of the Central Water Line Project

- Scope of Work

- 5 miles of 24" and 30" drinking water piping
- 0.6 miles of 2", 8" and 12" drinking water piping for City Utilities
- Installed primarily under City streets
- Construction schedule: October 2025 – December 2029
- Estimated Cost: \$79 M Funding: 48% City Utilities, 52% ACSA
- Community Information Meeting

September 16, 5 - 6:30 pm, Carver Recreation Center

- Project Purpose

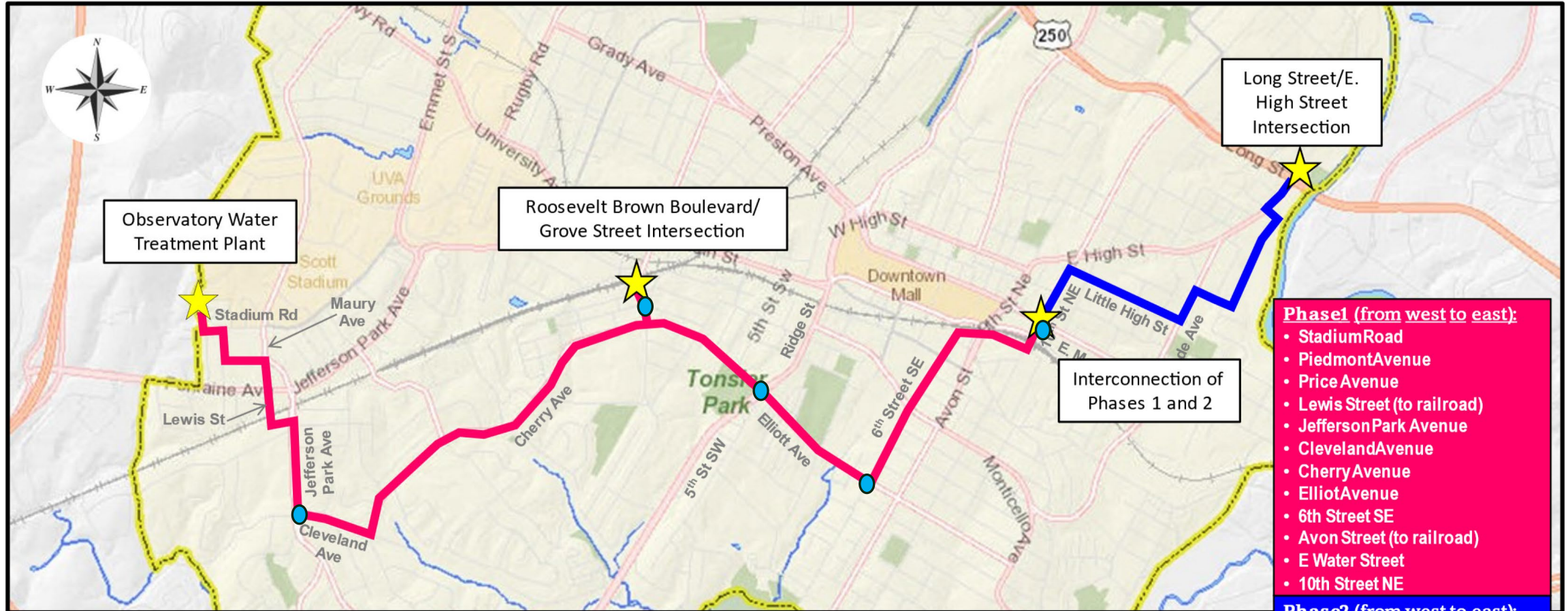
- Move drinking water more effectively in the piping system
- Utilization of the full production capacity of the Observatory WTP
10 million gallons per day

- History

- 1987 Southern Loop Agreement
- 2020 Observatory Water Treatment Plant, Piping and Pumping Agreement
- 2021 Central Water Line Routing Study
- 2022 CWL Route Approved by City Council and RWSA Board



Central Water Line Project



CENTRAL WATER LINE PROJECT PHASING MAP

- PHASE 1 – Hereford Drive to E. Market Street
- PHASE 2 – E. Market Street to E. High Street
- CWL Connection to City Water Pipe

Central Water Line Project, Phase 1

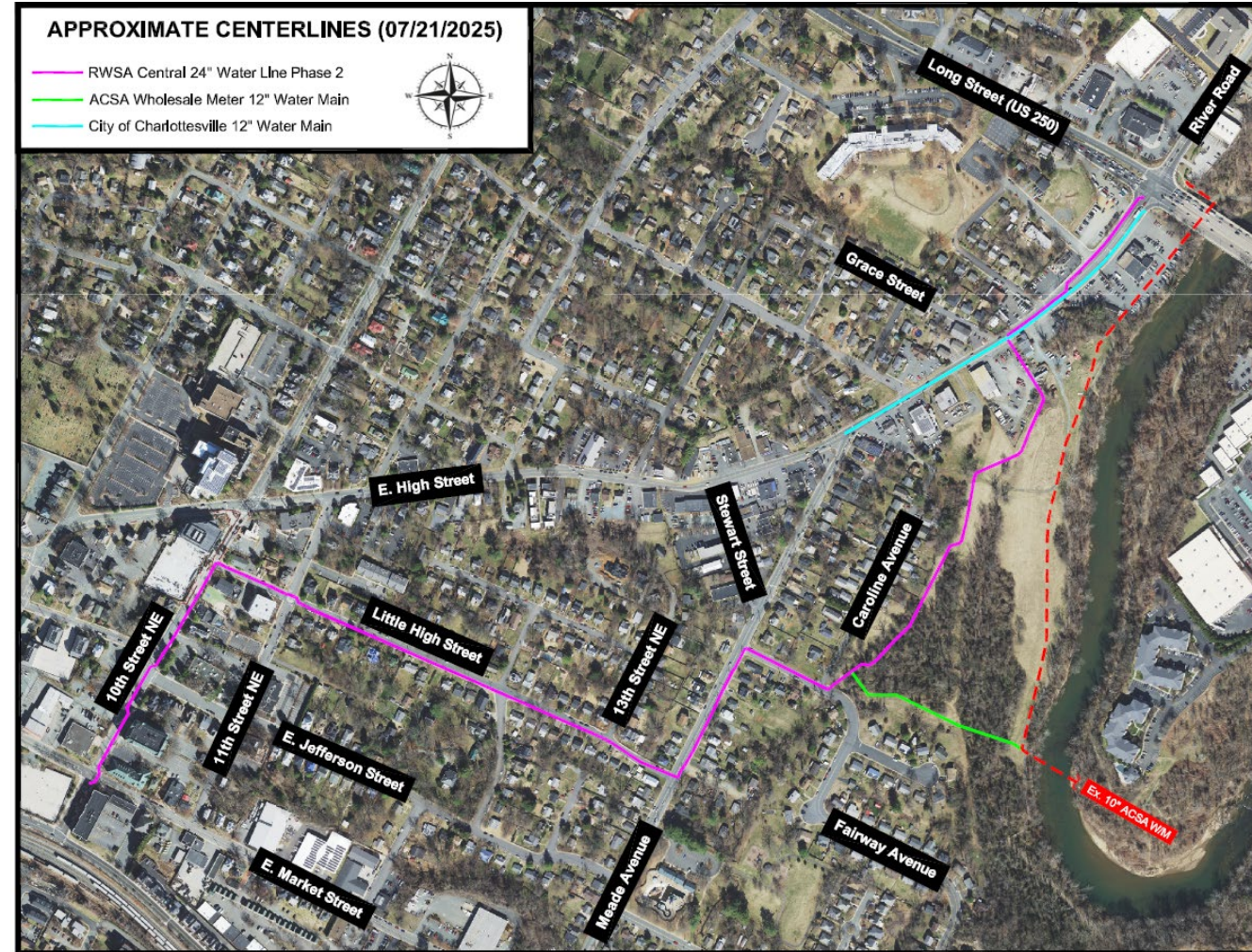
- 4-miles of drinking water piping primarily in City streets
- New City water lines
 - 240 LF of 2" drinking water piping in Lewis St.
 - 1,285 LF of 8" drinking water piping in Cleveland Ave.
 - est. \$940,000
 - *including design, inspection and 10% contingency*
 - *funding: 100% City Utilities*
- Awarded to Sagres Construction
 - Budget = \$58 M
 - *including design, inspection and 10% contingency*
 - *funding: 48 % City Utilities*
52% ACSA
 - Construction Schedule
Oct 2025 – Aug 2029



Installation of 36-inch ductile iron pipe
Hereford Drive, near Observatory WTP

Central Water Line Project, Phase 2

- 1-mile of 24" drinking water piping primarily in City streets
- New City water line
 - 1,500 LF of 12" piping in E. High St.
- New Albemarle Co Service Authority water line
- Budget: \$21 M
- Funding
 - 48 % City Utilities, 52% ACSA
- Construction Schedule
 - May 2026 – 2028
- Easements to be requested



Water Supply Projects

(July 23, 2025)

Total Project Cost

1. RMR to OBWTP Raw Water Pipe & Pump Station

\$62 M

2025-2029: *Awarded Oct 2024*

Pipe: 80% ACSA / 20% City

PS: 72% ACSA / 28% City

2. Central Water Pipe

\$79 M

2025-2029:

Phase 1: *Awarded June 2025: \$58 M*

Phase 2: *Award Dec 2025: \$21M*

52% ACSA / 48% City

3. Raise RMR Water Level

\$13 M

2025-2026: *Awarded June 2025*

80% ACSA / 20% City

4. SRR to RMR Raw Water Pipe

\$120 M

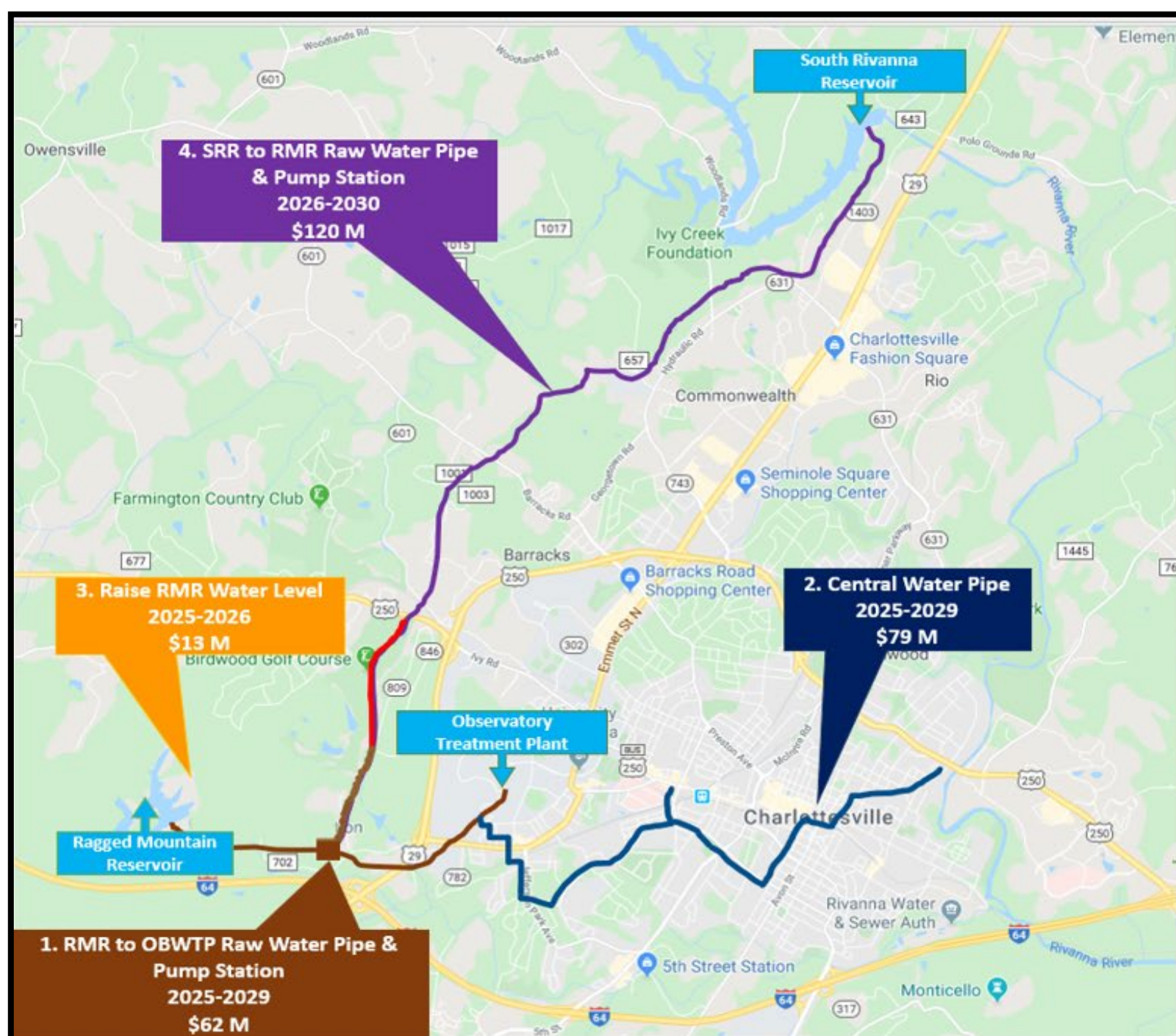
2026-2030: *Award Dec 2025*

80% ACSA / 20% City

ACSA \$195 M

City Utilities \$79 M

\$274 M



Questions?



Community Information Meeting
September 16, 5 - 6:30 pm, Carver Recreation Center

Policy Briefing Summary

City Council



Regarding:	Public hearing and Resolution Appropriating Funds for Federal Transit Operations and Capital Grants - \$6,666,809 (2nd reading)
Staff Contact(s):	Alex Pasqualone, Marketing Coordinator, CAT
Presenter:	Garland Williams, Director of Transit
Date of Proposed Action:	August 4, 2025

Issue

Resolution to appropriate \$6,666,809 in federal, state, and local funds for transit operating and capital grants for FY25.

Background / Rule

The City of Charlottesville, Virginia ("CAT") has been awarded FY25 federal and state grants to support Charlottesville Area Transit ("CAT") and JAUNT. These funds are designated for both operating expenses and capital investments, such as vehicle purchases.

Analysis

The attached Resolution authorizes the appropriation of grant funds totaling \$6,666,809, including \$3,145,636 in capital funding (from federal, state, and local sources) and \$3,521,173 in operating funding (\$2,640,880 for CAT and \$880,293 for JAUNT). The JAUNT funds are required to pass through the City per federal grant guidelines. The attached Resolution ensures funds are properly allocated within City accounting systems and contingent upon actual receipt of grant dollars.

Financial Impact

The appropriated funds align with the City's FY25 Budget and support transit operations and capital improvements, without requiring additional City funds beyond the approved local match.

Recommendation

CAT Staff recommends City Council adopt the attached Resolution to ensure the timely use of awarded grant funds.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution appropriating \$6,666,809 in transit grant funding for FY25."

Attachments

1. RESOLUTION appropriating \$6666809 - CAT_ of



RESOLUTION #R-2025-265
APPROPRATING FUNDS For Federal Transit Operating and Capital Grants
\$6,666,809

WHEREAS the FY25 State Capital Grant in the amount of \$2,139,032 and the Federal Capital Grant in the amount of \$880,778 has been awarded to the City of Charlottesville, with a local CIP match of \$125,826; the amount of capital grant funds is \$3,145,636; and

WHEREAS the FY25 Federal Operating Grant in the amount of **\$2,640,880** has been awarded to the City of Charlottesville; and

WHEREAS the FY25 Federal Operating Grant has been awarded to JAUNT in the amount of **\$880,293**; these funds must pass through the City of Charlottesville as required; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that funds are hereby appropriated in the following manner, contingent upon receipt of the grant funds:

Revenue (Capital)

\$2,139,032	Fund: 245	Cost Center: 2804001000	G/L: 430110 State Grants
\$ 880,778	Fund: 245	Cost Center: 2804001000	G/L: 431110 Federal Grants
\$ 125,826	Fund: 245	Cost Center: 2804001000	G/L: 498010 Local March

Expenditures (Capital)

\$3,145,636	Fund: 245	Cost Center: 2804001000	G/L: 541040 Vehicles
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Revenue (Operating)

\$2,640,880	Fund: 245	Cost Center: 2801003000	G/L: 431010 Federal Grants
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Expenditures (Operating)

\$2,640,880	Fund: 245	Cost Center: 2801003000	G/L: 599999 Lump Sum
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Revenue (JAUNT)

\$880,293	Fund: 245	Cost Center: 2821002000	G/L: 431010 Federal Grants
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Expenditures (JAUNT)

\$880,293	Fund: 245	Cost Center: 2821002000	G/L: 540365 JAUNT Payment
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BE IT FURTHER RESOLVED that this appropriation is conditional upon the receipt of \$4,400,152 from the Federal Transit Administration, \$2,139,032 from the Virginia Department of Rail and Public Transportation, and \$125,826 from local matching contributions.

Date Introduced: July 21, 2025

Date Adopted:

Certified: _____
Clerk of Council

Policy Briefing Summary

City Council



Regarding:	Resolution for Extension of Charlottesville Supplemental Rental Assistance Program 7th Grant Amendment (i.e., Resolution #24-124) with Charlottesville Redevelopment and Housing Authority to December 15, 2025, Allowing for Eligible and Applicable Use of Carry-forward FY25 CSRAP Undrawn Funds in an Amount not to Exceed \$238,729.30
Staff Contact(s):	Madelyn Metzler, Housing Compliance Coordinator, Kellie Brown, Director of NDS
Presenter:	Madelyn Metzler, Housing Compliance Coordinator
Date of Proposed Action:	August 4, 2025

Issue

The Charlottesville Redevelopment and Housing Authority ("CRHA") is requesting an extension of the Seventh (7th) Amended Grant Agreement for the Charlottesville Supplemental Rental Assistance Program ("CSRAP") until December 15, 2025. This extension is necessary, because the Program is currently operating through a seventh (7th) annual extension to a Grant Agreement approved in 2017, allocating up to \$900,000 for FY2025.

This year, before requesting approval for an eighth (8th) Grant Agreement extension for another year of funding, the City and CRHA will be working in partnership to address identified systemic challenges in program administration, coordination, and customer service, and to implement comprehensive programmatic improvements before requesting approval for an annual extension through June 30, 2026.

This extension of the seventh (7th) annual extension to the Grant Agreement will provide adequate funds until December 15, 2025, at which time it is expected that issues with Program administration identified above will be resolved and an eighth (8th) annual extension to the Grant Agreement will be brought forward for requested approval.

Background / Rule

The City approved the CSRAP Council on June 19, 2017, and the Program began operations in April 2018. It provides essential rental assistance to Extremely Low-Income and Low-Income households, specifically those earning less than sixty percent (60%) of the Area Median Income in Charlottesville. Each year, the Program has consistently assisted an average of seventy (70) households, supporting the City's housing affordability goals.

Although CSRAP was designed as a transitional Program, internal reviews and stakeholder feedback have highlighted systemic challenges in its administration. Key issues include coordination between service providers and customer service. There is a recognized need to establish clearer policies regarding participant eligibility and tenure, implement formal exit timelines, and adopt a common administrative platform to enhance data management and improve communication between the CRHA and the City.

Analysis

This proposed extension addresses operational challenges within the CSRAP, ensuring the Program's long-term effectiveness as a transitional intervention. This extension provides the necessary timeframe to develop and integrate these essential programmatic adjustments. Specifically, this extension allows the City and CRHA to consider and implement critical changes, including a participant transition strategy, guidelines for Program tenure, and a shared administrative platform for better data tracking and coordination.

Financial Impact

For FY 2024-2025, the City has allocated \$900,000 for the CSRAP, with \$238,729.30 available for an extension through December 15, 2025. This request does not require additional City funding, as the funds are part of the Capital Improvement Program. The extension allows for the use of these committed funds for rental assistance subsidies by December 15, 2025.

Recommendation

City Staff recommends City Council adopt the attached Resolution approving the extension request for the Seventh (7th) Amended Grant Agreement for the CSRAP FY25 Program Year with CRHA, extending the agreement until December 15, 2025. This extension allows for the carry-forward of FY2025 and any previous undrawn allocations, not to exceed \$238,729.30. This extension is crucial for CRHA to implement the necessary programmatic improvements, enhance operational transparency, and ensure the continued effective delivery of rental assistance to eligible households.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution extending Seventh (7th) Amendment to the Grant Agreement for CSRAP with CRHA, extending the Agreement until December 15, 2025, and allowing for the carry-forward of FY2025 and any previous undrawn allocations, not to exceed \$238,729.30, which may only be used for designated purposes by December 15, 2025; and the City Manager is authorized to execute this extension on behalf of the City."

Attachments

1. Attachment A_Resolution (#R-24-124) and Executed CSRAP 7th Grant Amendment
2. Attachment B_Extension Agreement to CSRAP 7th Grant Amendment
3. Attachment C_CSRAP Presentation

RESOLUTION TO APPROVE THE SEVENTH AMENDMENT TO GRANT AGREEMENT FOR THE CHARLOTTESVILLE SUPPLEMENTAL RENTAL ASSISTANCE PROGRAM, AND TO APPROPRIATE THE NOT-TO-EXCEED AMOUNT OF NINE-HUNDRED-THOUSAND DOLLARS (\$900,000.00) FROM THE FY2024-2025 BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2024

WHEREAS on June 19, 2017, the City of Charlottesville approved the creation of the city-funded Charlottesville Supplemental Rental Assistance Program (“CSRAP”), and on April 9, 2024, the City Council approved an allocation of \$900,000 from the Capital Improvement Program funds to be used for the CSRAP program, which will be administered by CRHA; and

WHEREAS the terms and conditions under which the Charlottesville Redevelopment and Housing Authority (“CRHA”) will administer the CSRAP Program are set forth within a written grant agreement effective for the fiscal year beginning July 1, 2024, which has been reviewed by City Council this same date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlottesville, Virginia, **THAT:**

1. The CSRAP program shall be administered by CRHA in accordance with the terms and conditions set forth within the CSRAP grant agreement effective for the fiscal year beginning July 1, 2024, which is hereby approved by this City Council; and
2. The City Manager is authorized to execute the CSRAP grant agreement on behalf of the City of Charlottesville and the City Manager and City staff are authorized and directed to apply the funding allocated above to the CSRAP program in accordance with the terms set out within the CSRAP grant agreement.

	<u>Aye</u>	<u>No</u>
Oschrin	<u>x</u>	<u> </u>
Payne	<u>x</u>	<u> </u>
Pinkston	<u>x</u>	<u> </u>
Snook	<u>x</u>	<u> </u>
Wade	<u>absent</u>	<u> </u>

Approved by Council
September 16, 2024



Kyna Thomas, MMC
Clerk of Council

Seventh Amendment to Grant Agreement Charlottesville Supplemental Rental Assistance Program (CSRAP)

This amendment to grant agreement provides the terms and conditions upon which the City of Charlottesville ("City") will provide funding to the Charlottesville Redevelopment and Housing Authority ("CRHA") for the purpose of administering the "Charlottesville Supplemental Rental Assistance Program" ("CSRAP"). The CSRAP represents a partnership between the City of Charlottesville and the Charlottesville Redevelopment and Housing Authority. Approval of the program to support CRHA's administration of the CSRAP was provided by City Council on October 16, 2017.

Section 1. Time for Performance: July 1, 2024, through June 30, 2025.

Section 2. City Funding Amount: \$900,000 (FY24/25)

Section 3. Conditions of City Funding:

I. PURPOSE OF THE PROGRAM

- A. The City has authorized the transfer of carry forward program funding, if any, and FY24/25 funding, to the Charlottesville Redevelopment and Housing Authority (CRHA) for use within the Fiscal Year ending June 30, 2022, upon the following conditions: (i) the funding shall be used exclusively by CRHA to provide rental assistance subsidies to individuals who are part of Extremely Low-Income to Low-Income Households, defined as those households earning less than 60% of Area Median Income (Area Median Income) as determined by the US Department of Housing and Urban Development (HUD) annually within the City of Charlottesville, including, but not limited to, those who are homeless, elderly and/or disabled individuals, or those enrolled in a self-sufficiency program; and (ii) the administration of this funding by CRHA shall be in accordance with the terms of this document.
- B. The City is authorized by Va. Code §36-7 to provide money to a housing authority, to enable or assist the authority to carry out its purposes.

II. FUNDING

The CSRAP shall be funded through the City's Capital Improvement Program fund.

III. ADMINISTRATION

The CSRAP represents a partnership between the City of Charlottesville and CRHA. The City and CRHA recognize that program funding is required to cover the administrative burden associated with the program.

**City of Charlottesville –
Supplemental Rental Assistance Program (CSRAP)**

CRHA agrees to administer the CSRAP in a manner similar to the federal Housing Choice Voucher Program (HCVP) rules and regulations, as amended, and the City of Charlottesville's Housing Policy 1, as amended (attached hereto as Appendix A). Exceptions to the administration of the program will be permitted to allow:

- (i) for single-room housing that might not otherwise meet HUD rules and regulations, in limited circumstances.
- (ii) for rent rates up to 125% of the federally designated HUD fair market rents for units in the City of Charlottesville; and up to 110% of the federally-designated HUD fair market rents for units located in Albemarle County.

For purposes of administration of the CSRAP, the term "household" shall mean and include any one (1) or more individual(s) who comprise a single housekeeping unit.

IV. ADMISSIONS/PREFERENCES AND THE WAITING LIST

- C. Eligible Households shall be selected and admitted from the CRHA's existing HCVP waiting list in accordance with the HCVP rules and regulations established by the CRHA for selection and admission for tenant-based housing assistance through the CSRAP unless specified otherwise in this agreement. Only Households with incomes less than 60% AMI shall be issued CSRAP rental assistance subsidies. A Household can apply to participate in the CSRAP Program if an individual(s) within the Household lives or works within the City of Charlottesville at the time of the application; however, CSRAP rental assistance shall be issued only to subsidize rental payments owed by a Household for rental of a dwelling unit located within the City of Charlottesville, except as per the provision in Section V.B.iii.
- D. The CHRA shall issue the CSRAP rental assistance according to the following priorities:
 - (i) A minimum of fifteen (15) CSRAP rental assistance subsidies will be issued to Households who are homeless.
 - (ii) A maximum of forty (40) CSRAP rental assistance subsidies will be issued to Households enrolled in a local self-sufficiency program.
 - (iii) The remainder of the CSRAP-funded rental assistance subsidies (i.e., those not issued in accordance with Sections N.B(i) or N.B(ii), above) shall be issued to HCVP eligible households if the individual(s) within those Households live or work in the City of Charlottesville, and if the Household(s) is or are on the CRHA's HCVP waiting list at the time of the issuance of a CSRAP voucher, or if the Household(s) is or are on the CRHA's CSRAP waiting list at the time of the issuance of a CSRAP voucher.

**City of Charlottesville –
Supplemental Rental Assistance Program (CSRAP)**

- (iv) In the administration and issuance of CSRAP-funded rental assistance subsidies described in Section IV.B(iii) above, CRHA will ensure that vouchers will be issued to households with incomes less than 60% AMI.
- E. Households on the CRHA's HCVP waiting list who accept CSRAP voucher(s) shall remain on the HCVP waiting list and shall retain their ranking on that list. If an individual or household on the HCVP waiting list is selected by CRHA for the HCVP program, CRHA shall offer that Household the opportunity to replace any CSRAP subsidy being received with an HCVP.

V. TENANT-BASED HOUSING ASSISTANCE

- A. CSRAP rental assistance subsidies shall be administered as tenant-based housing assistance in a manner similar to CRHA's HCVP rules and regulations.
- B. Notwithstanding any CRHA HCVP rule or regulation to the contrary, (see Section V.A, above), the following rules apply specifically to the CSRAP:
 - (i) Rental assistance subsidies shall not be eligible for portability as such term is defined and utilized in 24 C.F.R. §§ 982.351 and 982.353, as amended.
 - (ii) Households receiving a CSRAP voucher shall have 60 days to locate, and lease, a rental housing unit within the City of Charlottesville.
 - (iii) Should a Household be unable to locate a rental unit that it can afford (based on the 30% required contribution referenced in subparagraph (iv), following below) within the City of Charlottesville within the initial 60-day CSRAP voucher term, the CRHA may grant one 120-day extension, during which time the recipient household may continue to search for rental housing in the City of Charlottesville or within Albemarle County.
 - (iv) Households receiving a CSRAP voucher shall be required to contribute 30% of the monthly gross income of that Household toward rent each month. The Household's required rent contribution shall be determined at the time the Household is accepted into the CSRAP, and thereafter shall not be increased more than once every 24 months; regardless of whether or not the rent contribution is increased during any 24-month period, CRHA shall continue to verify and keep records as to the Household income, report income to the City, and comply with the requirements within this Grant Agreement.
 - (v) CSRAP rental assistance shall be provided monthly. The monthly housing assistance payment shall be equal to the applicable HCVP payment standard for bedroom size for the Charlottesville area, as established annually by the Virginia Housing and Development Authority, minus the tenant's portion of the rent.

City of Charlottesville –
Supplemental Rental Assistance Program (CSRAP)

- (vi) The CRHA shall reexamine the income and family composition of each Household receiving CSRAP rental assistance, at least once every 24 months. Any Household that experiences a decrease in income may request a reexamination and adjustment of the requirement for 30% monthly income participation (see subparagraph (iv), above) at any time.

VI. CONTINUING ELIGIBILITY FOR CSRAP FUNDING

- A. Subject to the availability of CSRAP funds and the terms of this Grant Agreement, CSRAP rental assistance may be issued to a Household so long as the Household is in compliance with the CSRAP Program Rules.
- B. CSRAP-assisted Households shall be entitled to Informal Hearing Procedures for Applicants and Participants of the Housing Choice Voucher and Moderate Rehabilitation Programs as defined by 24 CFR §982.54(d) (12) and (13) as amended, as administered by the CRHA.

VII. PROGRAM FUNDING

- A. The City's Office of Community Solutions has verified that funding in the amount of \$900,000 is available and has been appropriated by the City Council to support the CSRAP. CSRAP will continue so long as funds from the initial funding allocation of \$900,000 plus carry forward program funds, if any, for support of the CSRAP remain unencumbered or additional funding has been appropriated by City Council in amounts sufficient to support the continuation of the CSRAP in subsequent fiscal year(s).
- B. Each year, in accordance with a schedule established by the City's Budget Director, CRHA shall prepare and submit to the City an estimate of the amount of money needed during the ensuing fiscal year for the CSRAP, based on the Households then participating in the CSRAP at that time, and based on CRHA's estimate of any rent increases for those participating Households, and (at CRHA's option) CRHA's estimates of the cost of any desired expansion of the CSRAP to additional participants during the ensuing fiscal year.

CRHA will be afforded at least 30 days within which to prepare and submit such annual funding estimates. This CSRAP Agreement may be renewed for succeeding fiscal years by written agreement of the parties, subject to the availability and appropriation of public funds.

- C. The City shall retain the existing program funding reserve of \$292,500 as a program reserve fund to ensure funding is available to cover any increases in rental assistance payments due to decreases in participant household income or increases in rent. All unused reserve funds shall be carried over into the next year's program funding total.
- D. When the unencumbered funding balance within the Initial Operational Allocation reaches an amount equal to approximately one month of maximum program rental expenses (or not to exceed \$80,000),

**City of Charlottesville –
Supplemental Rental Assistance Program (CSRAP)**

CRHA shall request and the City shall immediately disperse, from the funds appropriated to CSRAP in the City's Capital Improvement Program an additional amount equal to approximately three months of maximum rental expenses (or not to exceed \$240,000) to CRHA to provide ongoing support for the program. In so doing, at all times during the tenure of the CSRAP, CRHA will maintain an unencumbered program Operational Allocation balance of no less than \$80,000 and no more than \$240,000.

- E. CRHA may retain a portion of the program funding to be used for the administration of the program. Administrative costs shall be equal to 10% of the annual program funding allocated by the City, or direct costs of administering the program if those costs exceed 10%.

CRHA shall request and the City shall disperse an amount equal to one-fourth of administrative costs submitted with the rental expenses identified in paragraph (D) above, or on a quarterly basis. Administrative costs shall also be included in the quarterly report.

F. Initial Reporting Requirements:

- (i) Upon determining that a Household is eligible to participate in the CSRA Program, CRHA shall make available to the City's Office of Community Solutions, Housing Program Manager, and/or designee the following:
 - (a) A copy of the Household's rental assistance subsidy agreement, lease approval form, rent portions notice, rental unit information (including address and monthly rent), unit inspection report, and Household information (including income, size, composition), and
 - (b) A copy of an invoice or other statement of rent from the Household's landlord, identifying the monthly rental amount for that Household, at the time of initial lease-up.

G. Ongoing Reporting Requirements.

- (i) 30 days following the end of each calendar year quarter (specifically: on October 31, January 31, April 30, and July 31 of each calendar year), the CRHA will submit to the City of Charlottesville, an itemized Quarterly Report, listing each recipient Household participating in the CSRA Program as of the date of such Report, and specifying the amount of monthly rent required for each Household (both household rent portion and rental assistance amount) for the calendar year quarter next succeeding the date of the Quarterly Report. Each such Quarterly Report shall add up each of the amounts required for the CSRA Program for the upcoming quarter and shall give a total amount necessary to satisfy the Program commitments for that upcoming calendar year quarter.

City of Charlottesville –
Supplemental Rental Assistance Program (CSRAP)

H. Each itemized Quarterly Report referenced in Paragraph (G)(i), above, shall be accompanied by the following information (in addition to the information required by paragraph (D), above) and this information shall be presented in an Excel Spreadsheet or other format mutually acceptable to both CRHA and the City's Office of Community Solutions, Housing Program Manager and/or designee. Each Quarterly Report shall provide program and household statistics, including but not necessarily limited to:

- Date voucher issued
 - Date voucher extended (if applicable)
 - Date unit leased
 - Name (head of household)
 - Unit Address
 - Total Monthly Rent
 - Amount of Monthly Rental Assistance Provided
 - Household Income
 - %AMI
 - Employment Status
 - Number of Wage Earners
 - Household Composition
 - Number of Adults
 - Number of Children
 - Number of Children Under 5 years
 - Number of Elderly (65 years+)
 - Number of Disabled
 - Race/Ethnicity
 - Refugee status (if applicable)
 - Compliance with admissions preference priorities as defined in Section IV.B.
 - Administrative costs
- (i) Following the Initial Operational Allocation, no funds will be released to CRHA, unless and until all required reporting pursuant to Section (E), Section (F), and Section (G) have been properly completed and submitted to the Office of Community Solutions, Housing Program Manager and/or designee.
- (ii) The Office of Community Solutions shall have 14 days from the date of report submittal to review and certify to CRHA that the reports provided meet the CSRAP reporting standards defined in Section (E), Section (F), & Section (G) above. After 14 days following report submittal (unless otherwise notified), CRHA and the Office of Community Solutions will consider all reports submitted to be complete, proper, and certified.
- (iii) All reports shall be submitted to the City of Charlottesville's Director of the Office of Community Solutions.

City of Charlottesville –
Supplemental Rental Assistance Program (CSRAP)

CITY OF CHARLOTTESVILLE:

Samuel Sanders, Jr.
City Manager (Printed)


City Manager (Signature)

Date: 10/30/24

ACCEPTED/ AGREED BY RECIPIENT:


John Sales
Recipient Representative (Printed)

John Sales
John Sales (Oct 3, 2024 12:38 EDT)
Recipient Representative (Signed)

Date: 3-Oct-2024

LEGAL REVIEW AND CONFORMANCE:

April Wimberley
City Attorney's Office (Printed)


April Wimberley (Oct 6, 2024 17:32 EDT)
City Attorney's Office (Signature)

Date: 6-Oct-2024

FINANCE REVIEW

Christopher V. Cullinan
Dept. of Finance (Printed)

Christopher V. Cullinan
Christopher V. Cullinan (Oct 3, 2024 12:55 EDT)
Dept. of Finance (Signature)

Date: 3-Oct-2024











Certified Resolution and CSRAP Seventh Amendment to Grant Agreement


Final Audit Report

2024-10-06


Created:	2024-10-03
By:	Antoine Williams (williamsan@charlottesville.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYLe7UC8p-rm8IA56dOoG0p5WBjL1KIQf

"Certified Resolution and CSRAP Seventh Amendment to Grant Agreement" History

-  Document created by Antoine Williams (williamsan@charlottesville.gov)
2024-10-03 - 4:31:22 PM GMT
-  Document emailed to April Wimberley (wimberleya@charlottesville.gov) for signature
2024-10-03 - 4:31:29 PM GMT
-  Document emailed to Chris Cullinan (cullinan@charlottesville.gov) for signature
2024-10-03 - 4:31:30 PM GMT
-  Document emailed to John Sales (salesj@cvilleha.com) for signature
2024-10-03 - 4:31:30 PM GMT
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Signature Date: 2024-10-03 - 4:38:11 PM GMT - Time Source: server
-  Email viewed by Chris Cullinan (cullinan@charlottesville.gov)
2024-10-03 - 4:54:06 PM GMT
-  Signer Chris Cullinan (cullinan@charlottesville.gov) entered name at signing as Christopher V. Cullinan
2024-10-03 - 4:55:15 PM GMT
-  Document e-signed by Christopher V. Cullinan (cullinan@charlottesville.gov)
Signature Date: 2024-10-03 - 4:55:17 PM GMT - Time Source: server
-  Email viewed by April Wimberley (wimberleya@charlottesville.gov)
2024-10-06 - 9:32:21 PM GMT

 Document e-signed by April Wimberley (wimberleya@charlottesville.gov)

Signature Date: 2024-10-06 - 9:32:49 PM GMT - Time Source: server

 Agreement completed.

2024-10-06 - 9:32:49 PM GMT

**EXTENSION FOR
SEVENTH AMENDMENT TO GRANT AGREEMENT FOR THE CHARLOTTESVILLE
SUPPLEMENTAL RENTAL ASSISTANCE PROGRAM**

THIS AGREEMENT is made on the 4th day of August 2025 between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, hereinafter referred to as "the City", and **CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY**, hereinafter referred to as "Recipient".

WHEREAS, on September 16, 2024, the Charlottesville City Council approved funding for Charlottesville Redevelopment and Housing Authority (CRHA) for the Charlottesville Supplemental Rental Assistance Program (CSRAP) ("Program"). A total of \$900,000 was appropriated to be used for the Program, and the City and the Recipient entered into a grant agreement in October 2024, with a time of performance between July 1, 2024, and June 30, 2025; and

WHEREAS, the Program FY25 budget has a current availability of \$238,729.30; and

WHEREAS, the CSRAP program has experienced challenges related to program administration, coordination, and customer service, and the City and Recipient are requesting an extension to allow sufficient time to implement comprehensive programmatic changes, develop participant transition strategies, and enhance data management and communication systems; and

WHEREAS, the City of Charlottesville has determined a need to modify the Seventh Amendment to the Grant Agreement, i.e., Resolution #R-24-124, and extend the grant agreement to December 15, 2025.

NOW, THEREFORE, the grant agreement for the FY25 CSRAP administration period shall be extended through December 15, 2025. All the original provisions and requirements of the agreement remain in effect; and

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials this AGREEMENT.

CITY OF CHARLOTTESVILLE:

City Manager (Printed)

City Manager (Signature)

Date: _____

ACCEPTED/ AGREED BY RECIPIENT:

Recipient Representative (Printed)

Recipient Representative (Signed)

Date: _____

LEGAL REVIEW AND CONFORMANCE:

City Attorney's Office (Printed)

City Attorney's Office (Signature)

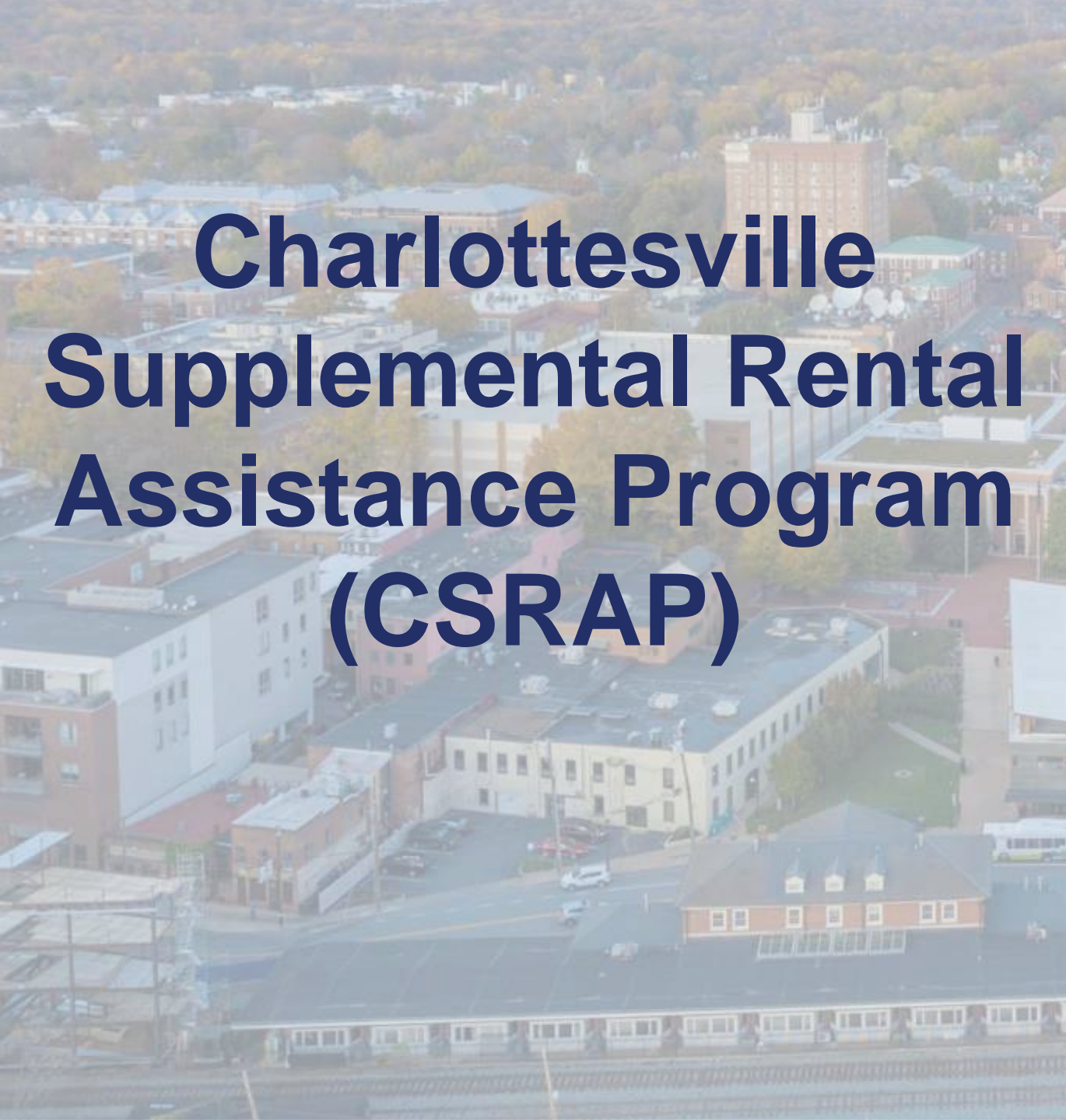
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Resolution for extension of Charlottesville Supplemental Rental Assistance Program (CSRAP) 7th Grant Amendment

(i.e., Resolution #24-124) with Charlottesville Redevelopment and Housing Authority (CRHA) to December 15, 2025, and allow for eligible and applicable use of carry-forward FY25 CSRAP Undrawn Funds in an amount not to exceed \$238,729.30

August 4, 2025



Charlottesville Supplemental Rental Assistance Program (CSRAP)

Agenda

- 1. CSRAP overview**
- 2. FY25 update**
- 3. Staff recommendation**
- 4. Requested action**

What is CSRAP?

- Charlottesville Supplemental Rental Assistance Program
- Partnership between City and the Charlottesville Redevelopment and Housing Authority (CRHA)
- Implemented in 2018 to supplement federal funding
- Administered by CRHA
- Requires annual appropriation and continuation of agreement

Who is CSRAP serving?



71

Households served*

*as of 4/1/2025

89

Adults

94

Children



57%

Reside in City

43%

Reside in County



\$974

Average monthly rental
assistance

\$1,398

Average monthly rent

100%

Households at or below
30% AMI

Key issues and questions

- Why extend the current agreement instead of starting a new annual agreement?
 - More time needed to revise agreement
 - Participant eligibility and tenure
 - Program funding request process
 - Percentage of funding used for administrative costs
 - Funding still available
- What will happen during the extension period?
 - Draft revisions and legal review of agreement
 - Devise workplan for program evaluation
 - Explore funding options for software costs

Staff Recommendation

- Extend 7th grant amendment
- Return in December
 - Present workplan for program evaluation
 - Approve 8th Amendment to continue program while staff conduct evaluation, review results, and determine appropriate changes

Requested Action

- Approve Resolution for extension of Charlottesville Supplemental Rental Assistance Program (CSRAP) 7th Grant Amendment (i.e., Resolution #24-124) with Charlottesville Redevelopment and Housing Authority (CRHA) to December 15, 2025, and allow for eligible and applicable use of carry-forward FY25 CSRAP Undrawn Funds in an amount not to exceed \$238,729.30

Thank You

