



City Council Meeting Agenda

July 7, 2025

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

CERTIFICATIONS

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

4:00 PM Opening Session

- I. **Call to Order/Roll Call** Wade absent
- II. **Agenda Approval** 4-0 Approved (Snook/Payne)
- III. **Reports**
 1. Report: FY25 Climate Program Update

5:30 PM Closed Meeting

- By Motion: Consideration of appointment(s) to the Charlottesville Redevelopment and Housing Authority (CRHA) Board

6:30 PM Business Session

- IV. **Moment of Silence**
- V. **Announcements**
- VI. **Recognitions/Proclamations**
- VII. **Community Matters**
- 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.
4-0 Adopted (Payne/Snook)

 2. Minutes: June 2, 2025 regular meeting
 3. **Resolution:** 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 (2nd reading)
#R-25-080
 4. **Resolution:** Resolution to appropriate additional funds for the Virginia Department of Transportation ("VDOT") City of Charlottesville, Virginia ("City") Project Portfolio (\$23,317,263) (2nd reading)
#R-25-081
 5. Resolution: 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) (2nd reading)
 - a. **Resolution:** 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
#R-25-082
 - b. **Resolution:** Resolution approving HOME Investment Partnership Program activity with funds anticipated from the U.S. Department of Housing and Urban
#R-25-083

Development for Program Year 2025-26, in the approximate amount of \$85,876.13, Amended

6. Resolution: Resolution to Amend and Reallocate Tax and Rent Relief Budgets (2nd reading)
#R-25-084
7. Resolution: LLC/Entity Creation Authorization Resolutions: Westhaven Phase One and Sixth Street Phase Two Redevelopment Projects (2nd reading)
 - a. Resolution: Resolution Authorizing Entity Formation for Sixth Street Redevelopment Phase Two
#R-25-085
 - b. Resolution: Resolution Authorizing Entity Formation for Westhaven Redevelopment Phase One
#R-25-086
8. Resolution: Resolution to Appropriate Virginia Department of Criminal Justice Services - Victims of Crime Act Grant in the amount of \$123,600 (1 of 2 readings)

IX. City Manager Report

- Report: City Manager Report

X. Action Items

9. Public Hearing/Ord.: Public Hearing and Ordinance for Partial Vacation of Stormwater Easements (501 Cherry Avenue) 4-0 Adopted (Payne/Oschrin)
#O-25-087
10. Public Hearing/Ord.: Public Hearing and Ordinance for Partial Vacation of Natural Gas Easement (Kenridge Lot 60) 4-0 Adopted (Payne/Snook)
#O-25-088
11. Public Hearing/Ord.: Public Hearing and Ordinance for Vacation of Stormwater Easement (100 Stadium Road) 4-0 Adopted (Payne/Snook)
#O-25-089
12. Public Hearing/Ord.: Public Hearing and Ordinance Regarding an Easement to Dominion Energy for Undergrounding of Electrical Equipment at Pen Park and Quarry Road
13. Public Hearing/Res.: Public Hearing and Resolution for Dogwood Vietnam Memorial Foundation Lease at McIntire Park 3-1 Adopted (Payne/Snook; Oschrin opposed)
#R-25-090

XI. General Business

14. By Motion: Offer in Compromise for Taxes Due (1603 6th Street SE)
4-0 Approved (Payne/Snook)

XII. Community Matters (2)

XIII. Adjournment



RESOLUTION #R-25-080

Allocating Housing Operations and Support (HOPS) FY26 Grant Funding for Affordable Housing and Homeless Support Programs in the amount of \$460,574

WHEREAS, the City of Charlottesville, Virginia, having established the Housing Operations & Program Support (HOPS) program to provide financial support for community agency programs aiding in affordable housing and homelessness relief, hereby allocates \$460,574 from the Charlottesville Affordable Housing Fund (CAHF) under Fund 426 Project: CP-084, as per the Capital Improvement Program budget for FY2026.

NOW, THEREFORE, BE IT RESOLVED that the City Council, having received and reviewed recommendations from the CAHF Committee on the expenditure of CAHF funds for the HOPS program, resolves to allocate the amount to the following HOPS applicants:

Fund	Project	GL Account	Applicant	Program /Initiative	Award
426	CP-084	530670	Albemarle Housing Improvement Program (AHIP)	System of Care	\$22,500
426	CP-084	530670	Community Services Housing, Inc. (CSH)	Housing Development Support	\$43,424
426	CP-084	530670	Georgia's Friends	Georgia's Friends Recovery Residence & Support Programs for Women	\$10,000
426	CP-084	530670	Habitat for Humanity of Greater Charlottesville	Homeownership Program	\$52,500
426	CP-084	530670	People and Congregations Engaged in Ministry (PACEM)	Case Management Program	\$50,000
426	CP-084	530670	Piedmont Housing Alliance	Charlottesville Affordable Housing Program	\$92,500
426	CP-084	530670	The Haven at First & Market Inc	Day Shelter Program	\$80,825
426	CP-084	530670	The Haven at First & Market Inc	Vital Housing Services Program	\$108,825

BE IT FURTHER RESOLVED that all funding awards within this resolution shall be provided as grants to the entities listed under the "Applicant" column above to be used solely for the purposes outlined in their respective grant applications and any subsequent grant agreement. The City Manager is authorized to negotiate and execute funding grant agreements with each recipient to ensure proper utilization of funds.

Date Introduced: June 16, 2025



RESOLUTION #R-25-081
Appropriating \$23,317,263 for the Virginia Department of Transportation (VDOT)
City of Charlottesville Project Portfolio

WHEREAS the City of Charlottesville has been awarded state and federal funds through the VDOT to locally administer various state funded transportation projects; and

WHEREAS the Council of the City of Charlottesville previously authorized the City Manager to revise and reallocate funding within the City's VDOT portfolio;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$23,317,263 is hereby appropriated as follows:

Project: Barracks Rd @ Emmet St Intersection
UPC #: 111796

Revenues

\$495,738 Fund: 426 WBS Element: P-00972 GL Code: 430120 (Smart Scale)

Expenditure

\$495,738 Fund: 426 WBS Element: P-00972 GL Code: 599999

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

Revenues

\$5,257,378 Fund: 426 WBS Element: P-00932 GL Code: 430120 (Smart Scale)

Expenditure

\$5,257,378 Fund: 426 WBS Element: P-00932 GL Code: 599999

Project: Dairy Road Bridge
UPC #: 118295

Revenues

\$5,409,161 Fund: 426 WBS Element: P-01068 GL Code: 430120 (Smart Scale)

Expenditure

\$5,409,161 Fund: 426 WBS Element: P-01068 GL Code: 599999

Project: East High Street
UPC #: 109480

Revenues

\$500,000 Fund: 426 WBS Element: P-00931 GL Code: 430117 (Revenue Share)
\$7,806,836 Fund: 426 WBS Element: P-00931 GL Code: 430120 (Smart Scale)

Transfers from City Undergrounding Utility Project Account (for City Match)

\$3,090,985 Fund: 426 WBS Element: P-00127 GL Code: 599999

Expenditure

\$11,397,821 Fund: 426 WBS Element: P-00931 GL Code: 599999

Project: Pedestrian Improvements at Preston Ave/Harris Street

UPC #: 113918

Revenues

\$410,801 Fund: 426 WBS Element: P-01069 GL Code: 430120 (HSIP)

Expenditure

\$410,801 Fund: 426 WBS Element: P-01069 GL Code: 599999

Project: 10th and Grady

UPC #: 113916

Revenues

\$327,129 Fund: 426 WBS Element: P-01092 GL Code: 430120 (HSIP)

Expenditure

\$327,129 Fund: 426 WBS Element: P-01092 GL Code: 599999

Project: Bike/Ped Washington Park

UPC #: 113861

Revenues

\$13,274 Fund: 426 WBS Element: P-01052 GL Code: 430120 (HSIP)

Transfers from Parks and Rec Trails Project Account (for City Match)

\$5,961 Fund: 426 WBS Element: PR-001 GL Code: 599999

Expenditure

\$19,235 Fund: 426 WBS Element: P-01052 GL Code: 599999

Date Introduced: June 16, 2025



RESOLUTION #R-25-082

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

WHEREAS the City has been advised by the U.S. Department of Housing and Urban Development (“HUD”) that it is eligible to receive an anticipated Community Development Block Grant (“CDBG”) allocation for the 2025-26 program year, in the approximate amount of \$445,452; and

WHEREAS City Council previously approved the CDBG program funding recommendations of the City’s CDBG/HOME Taskforce at a public hearing held on May 5, 2025 (#R-25-039);

NOW, THEREFORE, BE IT RESOLVED by the City Council of Charlottesville, Virginia, that upon receipt of anticipated CDBG funding from the U.S. Department of Housing and Urban Development, said funds are hereby amended and appropriated to the following individual expenditure accounts in the Community Development Block Grant Fund in accordance with the respective purposes set forth; provided, however, that the City Manager is hereby authorized to transfer funds between and among such individual accounts as circumstances may require, to the extent permitted by applicable federal grant regulations, as set forth below:

Economic Development Activities

<i>Fund</i>	<i>SAP Order #</i>	<i>Funding Recommendation</i>	<i>Award</i>
218	1900593	CIC Entrepreneur Programs	\$25,000.00
218	1900594	LVCA Beginning Workforce Development	\$50,000.00
<i>Subtotal, Economic Development:</i>			<i>\$75,000.00</i>

Public Facilities & Infrastructure Enhancements

<i>Fund</i>	<i>SAP Order #</i>	<i>Funding Recommendation</i>	<i>Award</i>
218	1900595	Arc of the Piedmont Shower Replacement at Shamrock Group Home	\$20,500.00
<i>Subtotal, Public Facilities & Infrastructure:</i>			<i>\$20,500.00</i>

Affordable Housing Activities

<i>Fund</i>	<i>SAP Order #</i>	<i>Funding Recommendation</i>	<i>Award</i>
218	1900592	AHIP Charlottesville Critical Home Rehabs	\$140,000.00
<i>Subtotal, Affordable Housing:</i>			<i>\$140,000.00</i>

Public Services Activities

<i>Fund</i>	<i>SAP Order #</i>	<i>Funding Recommendation</i>	<i>Revised Award</i>
218	1900596	PHA Financial Opportunity Center (FOC) Credit Club	\$21,683.75
218	1900597	PHAR Resident-Involved Redevelopment	\$22,960.30
218	1900598	The Haven Coordination of Community Service Providers	\$22,173.75
<i>Subtotal, Public Services:</i>			<i>\$ 66,817.80</i>

Programmatic Funds

<i>Fund</i>	<i>SAP Cost Center</i>	<i>Funding Recommendation</i>	<i>Revised Appropriation</i>
218	3914001000	CDBG Planning & Admin	\$89,090.40
218	3914001000	Council Strategic Development Fund	\$54,043.80

Subtotal, Programmatic: \$ 143,134.20

Total PY25 Funding Recommendations: \$445,452.00

In the event that funding received from the U.S. Department of Housing and Urban Development differs from the amounts referenced above, all appropriated amounts may be administratively increased/reduced at the same prorated percentage of change to actual funding received. No subrecipient's grant may be increased above their initial funding request without further consideration by Council.

BE IT FURTHER RESOLVED that this appropriation is conditioned upon the receipt of not less than \$445,452.00 in CDBG funds from the U.S. Department of Housing and Urban Development for program year 2025-26, and all subrecipient awards are also conditioned upon receipt of such funds.

BE IT FURTHER RESOLVED that any unspent funds available after the approved activity is completed and closed out with HUD will hereby be returned to the unallocated lump sum account within Fund 218 to be reallocated to suitable new activities by Council at a later date.

FINALLY, BE IT FURTHER RESOLVED that the funding award appropriated within this resolution will be provided as a grant to a private non-profit, charitable organization ("subrecipient") and shall be utilized by the subrecipient solely for the purpose(s) stated within their approved Scope of Work. The City Manager is hereby authorized to enter into a funding agreement with the subrecipient named herein as deemed advisable to ensure that all grant funds are expended for their intended purposes and in accordance with applicable federal and state laws and regulations.

Date Introduced: June 16, 2025



RESOLUTION #R-25-083

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

WHEREAS the City of Charlottesville ("City") has been advised by the U.S. Department of Housing and Urban Development ("HUD") that the region served by the Thomas Jefferson HOME Consortium ("TJHC") is eligible to receive a HOME Investment Partnerships program ("HOME") allocation for the 2025-26 program year, in the approximate amount of \$687,009.06 , of which the City anticipates receipt of approximately \$85,876.13 to support local affordable housing ("AH") initiatives; and

WHEREAS City Council previously approved the HOME program funding recommendations of the City's CDBG/HOME Taskforce at a public hearing held on May 5, 2025 (#R-25-040); and

WHEREAS the City of Charlottesville had in prior years appropriated local funds from the CAHF to meet HUD's 25% local match funds requirement on behalf of the members of the Thomas Jefferson HOME Consortium, the City will now certify with HUD certain CAHF-funded projects in the current program year to meet the local match funds requirement, as established through the 2025 Cooperation Agreement established between Charlottesville & Thomas Jefferson Planning District Commission ("TJPDC"), thereby significantly reducing the administrative burden on staff from both parties;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlottesville, Virginia, that upon receipt of this anticipated HOME funding from the U.S. Department of Housing and Urban Development, that the following HOME-funded affordable housing activity is approved:

<i>PY</i>	<i>Subrecipient</i>	<i>Funded Activity</i>	<i>Revised Award</i>
PY25	Piedmont Housing Alliance	905 Rives St. Townhomes AH	\$85,876.13

BE IT FURTHER RESOLVED that this appropriation of subrecipient award funds is conditioned upon the receipt by the City of not less than \$85,876.13 in HOME funds as the city's local share of HOME funds received by the Thomas Jefferson Area HOME Consortium from the U.S. Department of Housing and Urban Development for Program Year 2025-26.

If funding received from the U.S. Department of Housing and Urban Development for Program Year 2025-26 differs from the amounts referenced above, all appropriated amounts may be administratively increased/reduced at the same prorated percentage of change to actual funding received. No subrecipient's funding award may be increased above their initial funding request without further consideration by Council.

FINALLY, BE IT FURTHER RESOLVED that the funding award appropriated within this resolution will be provided as a grant to a private non-profit, charitable organization

("subrecipient") and shall be utilized by the subrecipient solely for the purpose(s) stated within their approved agreement, as approved by TJPDC staff in accordance with the 2024 Charlottesville/TJPDC Cooperation Agreement. The City Manager is hereby authorized to enter into a funding agreement with the subrecipient named herein as deemed advisable to ensure that all grant funds are expended for their intended purposes and in accordance with applicable federal and state laws and regulations.

Date Introduced: June 16, 2025



RESOLUTION #R-25-084

Resolution to Amend and Reallocate FY 2025 Budget for Tax and Relief Accounts

WHEREAS the City of Charlottesville through the FY 2024 Budget process allocated a total of \$2,718,000 to be used for the tax, homeownership, and rent relief programs;

WHEREAS, the amounts originally budgeted for tax and rent relief were based on projections and do not align with the actual awards for each program;

WHEREAS, the amounts of real estate tax revenue to be collected in FY 2025 will be in excess of the amount budgeted by an amount sufficient to cover this amendment;

THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the tax, homeownership and rent relief budgets be amended in the following manner:

Budget Increases

\$ 38,615.09	Fund: 105	Cost Center: 1813003000	G/L Code: 540061
\$230,000.00	Fund: 105	Cost Center: 3343019000	G/L Code: 540065
\$317,610.97	Fund: 105	Cost Center: 9900000000	G/L Code: 400010

Budget Decreases

\$ 28,354.86	Fund: 105	Cost Center: 1813004000	G/L Code: 540062
\$ 63,330.50	Fund: 105	Cost Center: 1813005000	G/L Code: 540064
\$483,213.19	Fund: 105	Cost Center: 1813006000	G/L Code: 540064
\$ 11,327.51	Fund: 105	Cost Center: 1813007000	G/L Code: 540065

<u>Account Code</u>	<u>Relief Type</u>	<u>Original Budget</u>	<u>Adjustments</u>	<u>Revised Budget</u>	<u>Actual</u>
1813003000-540061	Rent Relief for Disabled	\$ 118,000.00	\$ (38,615.09)	\$ 79,384.91	\$ 79,384.91
1813004000-540062	Rent Relief for Elderly	38,000.00	28,354.86	66,354.86	66,354.86
1813005000-540063	Tax Relief for Disabled	231,000.00	63,330.50	294,330.50	294,330.50
1813006000-540064	Tax Relief for Elderly	1,016,000.00	483,213.19	1,499,213.19	1,499,213.19
1813007000-540065	Stormwater Assistance	20,000.00	11,327.51	31,327.51	31,327.51
3343019000-540065	CHAP	1,295,000.00	(230,000.00)	1,065,000.00	1,065,000.00
		\$ 2,718,000.00	\$ 317,610.97	\$ 3,035,610.97	\$ 3,035,610.97

BE IT FURTHER RESOLVED by the Council of the City of Charlottesville, Virginia that should other budget adjustments to these accounts be necessary, the City Manager is authorized to do so in accordance with the reasoning set forth in this resolution.

Date Introduced: June 16, 2025



RESOLUTION #R-25-085
RATIFYING OR APPROVING THE FORMATION BY CHARLOTTESVILLE
REDEVELOPMENT AND HOUSING AUTHORITY OF CERTAIN ENTITIES TO
FACILITATE THE RENOVATION OF THE SECOND PHASE OF SIXTH STREET
APARTMENTS

WHEREAS, the Charlottesville Redevelopment and Housing Authority (“CRHA”) was created pursuant to the Virginia Housing Authorities Law (“Act”), found in Chapter 1, Title 36, Code of Virginia of 1950, as amended, and is now existing and operating as a public body corporate and politic, and the Act empowers CRHA to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its behalf or with any person or public or private entity; and

WHEREAS, CHRA’s Board of Commissioners has determined that it is appropriate to renovate its public housing community known as the Sixth Street Phase Two Apartments, located in the City of Charlottesville, Virginia (“City”), and to convert them from public housing to Project Based Voucher Housing (“Project”), in accordance with the Section 18 Demolition/Disposition Program of the U.S. Department of Housing and Urban Development; and

WHEREAS, the City’s Capital Improvement Plan 5-year program (FY25-FY29) is inclusive of a funding commitment in the not-to-exceed amount of \$3,000,000 for CRHA’s Sixth Street Phase 2 redevelopment project; and

WHEREAS CRHA intends to use a variety of funding sources, including, but not limited to, low-income housing tax credits (“LIHTC”), to finance the Project; and

WHEREAS, CRHA, through various entities, will apply to the Virginia Housing Development Authority, d/b/a Virginia Housing, for LIHTC, in part to provide financing for the Project, funding of debt service and other reserve funds, and the payment of other transaction costs related to the award of LIHTCs to the Project; and

WHEREAS, to secure funding, including but not limited to, LIHTC and/or VHDA funding for the Project, CRHA must create certain entities to undertake the development and redevelopment of the Project; and

WHEREAS § 36-19(12), Code of Virginia, 1950, as amended, requires, among other things, the approval by the local governing body of the formation by the CRHA of corporations, partnerships, joint ventures, trusts, or any other legal entity; and

WHEREAS, on September 23, 2024, the CHRA’s Board of Commissions adopted a Resolution authorizing the formation of such limited partnerships, limited liability

companies (“LLCs”), and other entities as may be necessary to facilitate the participation of CHRA in developing and financing the Project, subject to the approval of the City Council of the City of Charlottesville, Virginia (“City Council”).

NOW, THEREFORE, BE IT RESOLVED that City Council hereby ratifies the creation of the following LLCs, already created by, or to be created by CRHA, to enable CRHA to secure funding for the Project:

- Sixth Street Phase Two, LLC; and
- Sixth Street Redevelopment Management Phase Two, LLC; and

FURTHER, BE IT RESOLVED by City Council that CRHA is authorized to create the following LLCs, to enable CRHA to secure funding for the Project:

- Sixth Street Phase Two, LLC (or similar name); and
- Sixth Street Redevelopment Management Phase Two, LLC (or similar name).

Date Introduced: June 16, 2025



RESOLUTION #R-25-086

RATIFYING OR APPROVING THE FORMATION BY THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY OF CERTAIN ENTITIES TO FACILITATE THE RENOVATION OF THE FIRST PHASE OF WESTHAVEN APARTMENTS

WHEREAS, the Charlottesville Redevelopment and Housing Authority (“CRHA”) was created pursuant to the Virginia Housing Authorities Law (“Act”) found in Chapter 1, Title 36, Code of Virginia, 1950, as amended, and is now existing and operating as a public body corporate and politic, and the Act empowers CRHA to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf, or with any person or public or private entity; and

WHEREAS, the CRHA’s Board of Commissioners has determined that it is appropriate to renovate its public housing community, known as the Westhaven Phase One Apartments, located in the City of Charlottesville, Virginia, and to convert them from public housing to Project Based Voucher housing in accordance with the Section 18 Demolition/Disposition Program of the U.S. Department of Housing and Urban Development (“Project”); and

WHEREAS, the City’s Capital Improvement Plan 5-year program (FY26-FY30) is inclusive of a funding commitment in the not-to-exceed amount of \$5,000,000 for CRHA’s Westhaven Phase 1 redevelopment project; and

WHEREAS, CRHA intends to use a variety of funding sources, including, but not limited to, low-income housing tax credits (“LIHTC”), to finance the Project; and

WHEREAS, CRHA, through various entities, will apply to the Virginia Housing Development Authority, d/b/a Virginia Housing for LIHTC, in part to provide financing for the Project, funding of debt service and other reserve funds, and the payment of other transaction costs related to the award of LIHTCs to the Project; and

WHEREAS, to secure funding, including, but not limited to, LIHTC and/or VHDA funding for the Project, CRHA must create certain entities to undertake the development and redevelopment of the Project; and

WHEREAS, § 36-19(12), Code of Virginia, 1950, as amended, requires, among other things, the approval by the local governing body of the formation by the CRHA of corporations, partnerships, joint ventures, trusts, or any other legal entity; and

WHEREAS, on June 13, 2024, the CRHA’s Board of Commissioners adopted a Resolution authorizing the formation of such limited partnerships, limited liability companies (“LLCs”), and other entities as may be necessary to facilitate the participation of CRHA in

developing and financing the Project, subject to the approval of the City Council of the City of Charlottesville, Virginia (“City Council”).

NOW, THEREFORE, BE IT RESOLVED that City Council, hereby ratifies the creation of the following LLCs, already created by, or to be created by CRHA, to enable CRHA to secure funding for the Project:

- Westhaven Phase One, LLC; and/or
- Westhaven Redevelopment Management Phase One, LLC.

FURTHER, BE IT RESOLVED by City Council that CRHA is authorized to create the following LLCs, to enable CRHA to secure funding for affordable housing development/redevelopment projects at Westhaven:

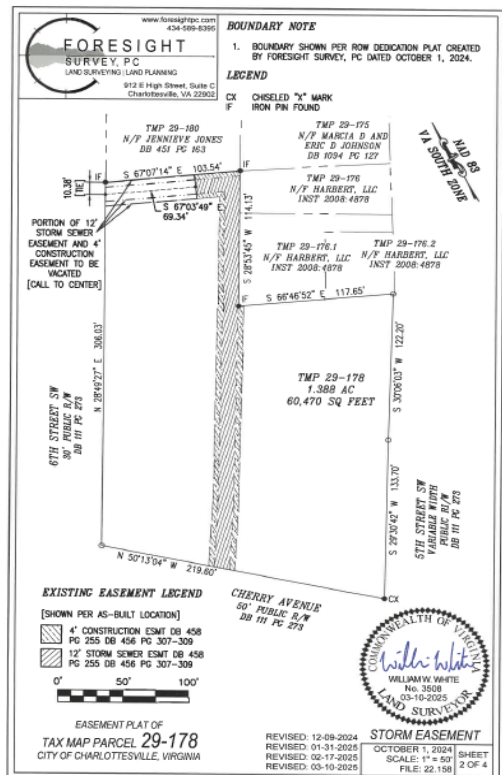
- Westhaven Phase One, LLC (or similar name); and/or
- Westhaven Redevelopment Management Phase One, LCC (or similar name).

Date Introduced: June 16, 2025



ORDINANCE #O-25-087
VACATING PORTIONS OF A STORM SEWER EASEMENT AND CONSTRUCTION
EASEMENT LOCATED AT TMP 29-178
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

WHEREAS, the City of Charlottesville, Virginia, was previously granted a storm sewer easement and construction easement, depicted as follows:



WHEREAS, 501 CHERRY, LLC, a Virginia limited liability company, has requested City Council to vacate a portion the existing public utility easements identified on a plat entitled “EASEMENT PLAT OF TAX MAP PARCEL 29-178 CITY OF CHARLOTTESVILLE, VIRGINIA;” and

WHEREAS, City Council has reviewed the information provided by City Staff and conducted a Public Hearing on July 7th, 2025, after publication of Notice of said Public Hearing within a local newspaper, as required by Virginia Code §§ 15.2-1800 and 15.2-1813.

NOW THEREFORE BE IT ORDAINED, by the Council of the City of Charlottesville, Virginia, that vacation of the above-described existing public utility easements are hereby approved; and the City Attorney has prepared a Deed of Vacation of Easement to effectuate the vacation of the existing easements as approved by this Ordinance; and

AND BE IT FURTHER ORDAINED BY CITY COUNCIL THAT the requirement within City Code Section 2-97 (for two (2) readings of an Ordinance) is hereby **WAIVED**, and this Ordinance shall be effective upon its adoption by City Council without any requirement for a second reading.

Date Introduced: July 7, 2025



ORDINANCE #O-25-088
VACATING PORTION OF PUBLIC GAS EASEMENT LOCATED IN ALBEMARLE
COUNTY, VIRGINIA (TMP: 060K0-00-05900 and 060K0-00-0-06000)

WHEREAS, the City of Charlottesville, Virginia (“City”), is the holder/owner of a gas utility easement in Albemarle County, Virginia, depicted on the plat attached hereto as Exhibit “A,” and made a part fully hereof; and

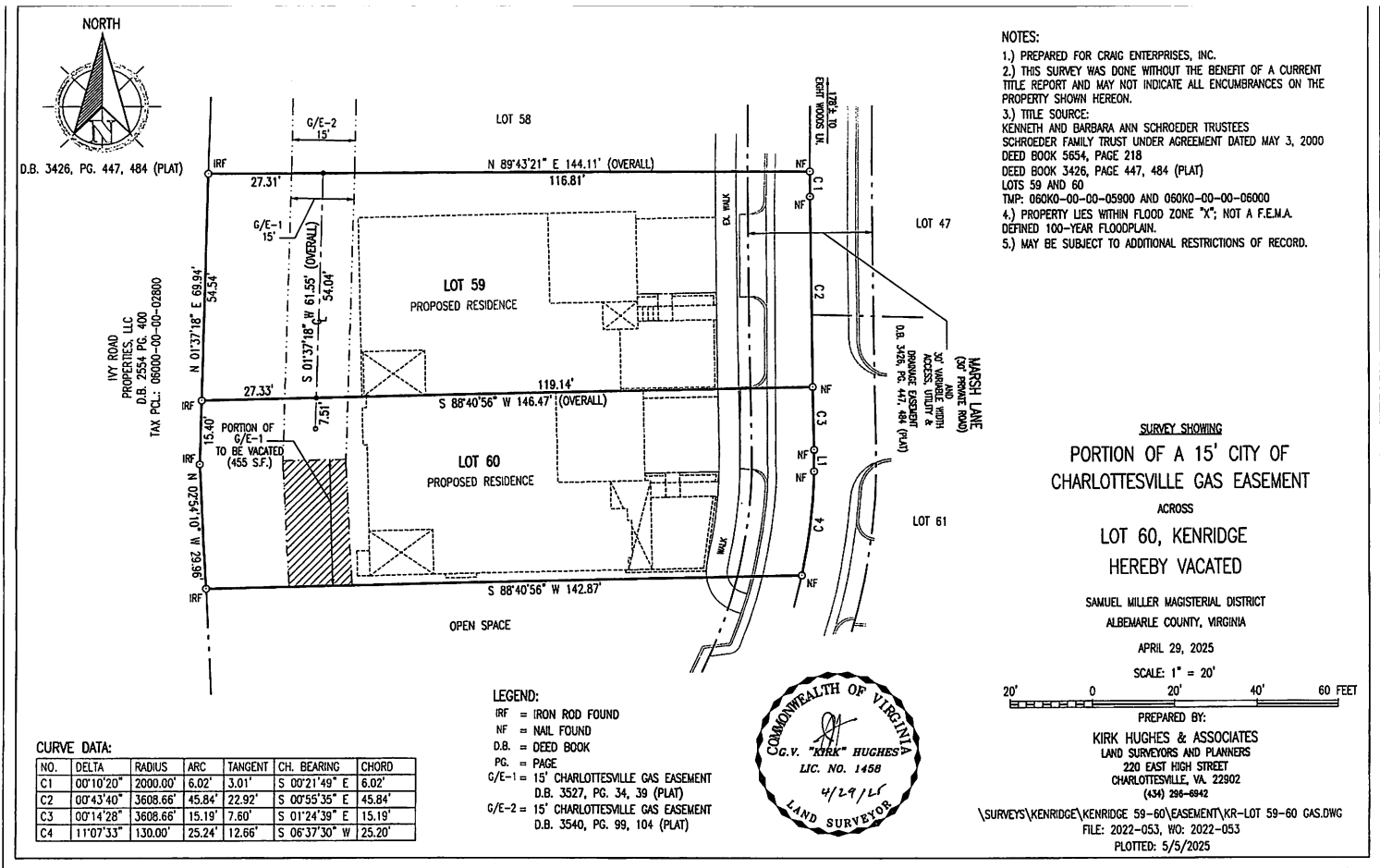
WHEREAS, Craig Enterprises, Inc., a Virginia domestic corporation, has requested City Council to vacate the portion of the public gas easement across Lot 60 identified on the plat attached as Exhibit “A;” and

WHEREAS, City Council has reviewed the information provided by City Staff, and conducted a Public Hearing on July 7th, 2025, after publication of Notice of said Public Hearing within a local newspaper, as required by Virginia Code §§ 15.2-1800 and 15.2-1813; and

NOW THEREFORE BE IT ORDAINED, by the Council of the City of Charlottesville, Virginia, that vacation of the above-described existing public gas easement is hereby approved. The City Attorney has prepared a Deed of Vacation of Easement to effectuate the vacation of the existing easement as approved by this Ordinance; and

AND BE IT FURTHER ORDAINED BY CITY COUNCIL THAT the requirement within City Code Section 2-97 (for two (2) readings of an Ordinance) is hereby **WAIVED**, and this Ordinance shall be effective upon its adoption by City Council without any requirement for a second reading.

Date Introduced: July 7, 2025





ORDINANCE #O-25-089
VACATING STORM EASEMENT LOCATED ON 100 STADIUM ROAD
(TMP # 16-4)

WHEREAS, the City of Charlottesville, Virginia (“City”), is the holder/owner of s Storm Easement located on TMP # 16-4, whose address is 100 Stadium Road, Charlottesville, Virginia, depicted on the plat attached hereto as Exhibit “A,” and made a part fully hereof; and

WHEREAS, Woodrow Apartments, LCC, a Virginia limited liability company, has requested City Council to vacate the Storm Easement; and

WHEREAS, City Council has reviewed the information provided by City Staff, and conducted a Public Hearing on July 7th, 2025, after publication of Notice of said Public Hearing within a local newspaper, as required by Virginia Code §§ 15.2-1800 and 15.2-1813; and

NOW THEREFORE BE IT ORDAINED, by the Council of the City of Charlottesville, Virginia, that vacation of the above-described existing Storm Easement is hereby approved. The City Attorney has prepared a Deed of Vacation to effectuate the vacation of the existing Storm Easement as approved by this Ordinance; and

AND BE IT FURTHER ORDAINED BY CITY COUNCIL THAT the requirement within City Code Section 2-97 (for two (2) readings of an Ordinance) is hereby WAIVED, and this Ordinance shall be effective upon its adoption by City Council without any requirement for a second reading.

Date Introduced: July 7, 2025

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

TAX MAP 16-4
OWNER: WOODROW APARTMENTS, LLC, SUCCESSOR BY CONVERSION TO STADIUM ROAD LIMITED PARTNERSHIP
REFERENCE: DEED BOOK 460, PAGE 740 & DEED BOOK 696, PAGE 879
TAX MAP NUMBER: 16-4 (160004000)
PROPERTY ADDRESS: 100 STADIUM ROAD
AREA: 0.322 AC. (AS SURVEYED)
ZONED: PUD (PLANNED UNIT DEVELOPMENT)

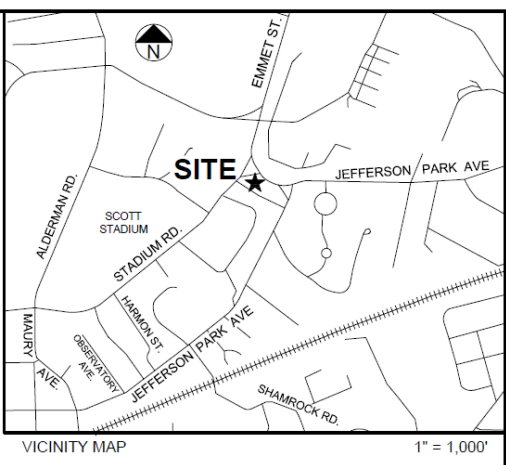
2. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON DECEMBER 8, 2022. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

3. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH GPS (LEICA SmartNET) OBSERVATIONS.

4. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0267D, PANEL 267 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTIES SHOWN HEREON LIE IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- COMMITMENT NO. NCS-1151403A-STLO DATED JUNE 17, 2024 AT 8:00 A.M.



THIS DRAWING PREPARED AT THE
STADIUM OFFICE
28 Imperial Drive | Staunton, VA 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

LEGEND

- (F) PROPERTY CORNER FOUND, AS NOTED
- (S) PROPERTY CORNER SET, AS NOTED
- ▲ CALCULATED POINT
- AC. ACRES
- APPROX. APPROXIMATE
- C/L CENTERLINE
- D.B. DEED BOOK
- LOC. LOCATION
- PG. PAGE
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- VAR. VARIABLE

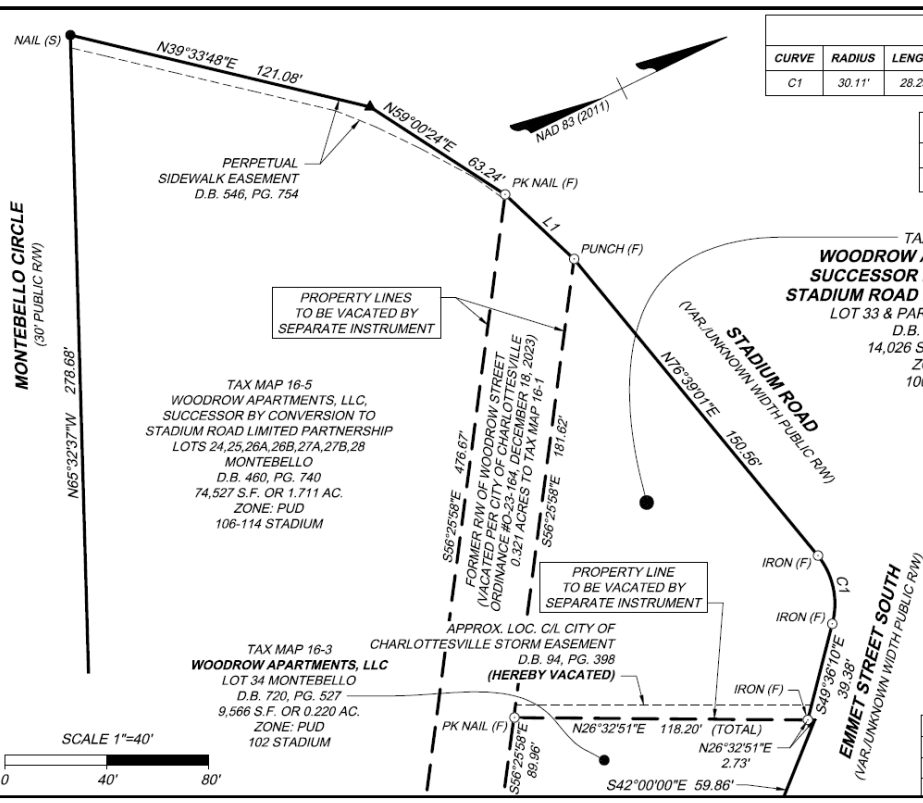
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN THE CITY OF CHARLOTTESVILLE, VIRGINIA HAVE BEEN COMPLIED WITH.



PLAT SHOWING
VACATION OF CITY OF CHARLOTTESVILLE STORM EASEMENT
ACROSS THE LAND OF
WOODROW APARTMENTS, LLC
TAX MAP PARCELS 16-4
WHITE HALL MAGISTERIAL DISTRICT
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: Sept. 17, 2024	Scale: 1" = 40'
Sheet: 1 of 2	J.N.: 56566
Drawn by: TEB	Checked by: JCM
LAST REVISED:	



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.11'	28.25'	15.26'	53°44'49"	S76°28'34"E	27.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°12'51"E	37.06'

TAX MAP 16-4
WOODROW APARTMENTS, LLC,
SUCCESSOR BY CONVERSION TO
STADIUM ROAD LIMITED PARTNERSHIP
LOT 33 & PARCEL X MONTEBELLO
D.B. 696, PG. 879
14,026 S.F. OR 0.322 AC.
ZONE: PUD
100 STADIUM



PLAT SHOWING
VACATION OF CITY OF CHARLOTTESVILLE STORM EASEMENT
ACROSS THE LAND OF
WOODROW APARTMENTS, LLC
TAX MAP PARCELS 16-4
WHITE HALL MAGISTERIAL DISTRICT
CITY OF CHARLOTTESVILLE, VIRGINIA

Date: Sept. 17, 2024	Scale: 1" = 40'
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RESOLUTION #R-25-090
APPROVING LEASE AGREEMENT BETWEEN THE DOGWOOD VIETNAM
MEMORIAL FOUNDATION AND THE CITY OF CHARLOTTESVILLE
FOR USE OF A PORTION OF CITY PROPERTY AT MCINTIRE PARK

WHEREAS the Dogwood Vietnam Memorial Foundation (DVMF) has operated a memorial site at McIntire Park for decades under an MOU with the City; and

WHEREAS the City is now creating more formal lease agreements with partner groups such as DVMF; and

WHEREAS the DVMF and the City Department of Parks and Recreation have agreed to the language of the “Long Term Lease Between the City of Charlottesville and the Dogwood Vietnam Memorial Foundation, Inc.”; and

WHEREAS City Council must approve of all lease agreements on City owned lands;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville that following the public hearing on July 7, 2025, Resolution #R-25-047 is repealed and the lease agreement between the City and the DVMF for use of property at McIntire Park is approved.