



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
October 6, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, October 6, 2025. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting the following councilors present: Mayor Juandiego Wade, Vice Mayor Brian Pinkston and Councilors Natalie Oschrin and Michael Payne.

By acclimation, Council approved electronic meeting participation at the request of Councilor Lloyd Snook, who participated from his home in Charlottesville due to a temporary disability that prevented his physical attendance. Councilor Snook was audible in the meeting room, and after handling technical difficulties, Councilor Snook joined the meeting visually around 4:10 p.m.

On motion by Pinkston, seconded by Oschrin, Council adopted the meeting agenda by a vote of 4-0 (Ayes: Oschrin, Payne, Pinkston, Wade; Noes: none; Absent: Snook).

REPORTS

1. PRESENTATION: FY 2027 Budget Development Kick-off

Krisy Hammill, Director of Budget and Grants Management, kicked off the FY2027 budget development process with a presentation of key meeting dates and decision timelines. In March of each year, the City Manager formally presents a proposed budget for the next fiscal year to City Council and the public. This is followed by a series of public hearings, work sessions, a community budget forum and a final vote on the budget no later than April 15th. Ms. Hammill emphasized major budget drivers for the upcoming budget year: Transportation, Housing, and Education.

City Treasurer Jason Vandever provided additional information to answer questions about projected revenues. He stated that data from month to month has been inconsistent, making it difficult to establish a trend and make definitive projections. He also talked about the target reserve amount for the healthcare fund.

2. BUDGET BRIEF: Public Safety

City Manager Samuel Sanders, Jr., presented a budget briefing on Public Safety, including Public Service, Interventions, Fire Department, Police Department, and Emergency Management.

Emergency Management Coordinator John Oprandy presented his plan for addressing emergency management within his first 100 days.

Councilor Oschrin requested a follow-up conversation about closing the Downtown Mall cross-streets.

3. REPORT: Charlottesville Area Alliance

Sue Friedman, Secretary of the Charlottesville Area Alliance (CAA), presented an update on the work of the Charlottesville Area Alliance. She applauded the City of Charlottesville for being the first locality in the region to commit to being an age-friendly community, and she emphasized that CAA chose not to be a non-profit organization. CAA joined the AARP Livable Communities Initiative, which was created by the World Health Organization, to measure progress toward becoming an age-friendly community. Some areas of recent focus for CAA have been transportation, housing and social participation.

Misty Graves, Director of Human Services, shared information about AARP's eight domains of livability

for healthy aging, and how CAA has worked to improve each domain and bring awareness to issues. Ms. Friedman spoke about the difference between someone who lives alone and someone who is lonely. She stressed the importance of good transportation options to help people age in place, including in rural areas.

CLOSED MEETING

On motion by Pinkston, seconded by Oschrin, Pursuant to section 2.2-3712 of the Virginia Code, City Council closed the open meeting and convened in a closed session, as authorized by the Virginia Freedom of Information Act, as follows: pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

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

BUSINESS SESSION

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

ANNOUNCEMENTS

VM Pinkston announced an African American military experience event at Carver Rec on October 11. Councilor Oschrin announced October 12 neighborhood walk in the 10th & Page and Starr Hill neighborhoods.

Mayor Wade announced Fire Prevention Week activities.

RECOGNITIONS/PROCLAMATIONS

- **PROCLAMATION: Alzheimer's Awareness Month**
Councilor Oschrin presented the Alzheimer's Awareness Month proclamation to Sheri Owen, Alzheimer's Association, who accepted with remarks.
- **PROCLAMATION: Support Your Local Chamber of Commerce Day**
Mayor Wade presented the Support Your Local Chamber of Commerce Day proclamation to Jonathan Chasen, Chamber Board Chair, who accepted with remarks.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. Nikuyah Walker, city resident, spoke about Charlottesville's school-to-prison pipeline, specifically the implementation of School Resource Officers (SROs) in city schools, and media storylines about policing black and brown students. She recommended asking more questions to the School Board when they make their annual budget request to City Council.
2. Anna Towns, city resident, spoke in support of the proposed property purchase at 2000 Holiday Drive.
3. Troy Robinson introduced Gabriel and Sloan, students at Charlottesville High School (CHS), who want to begin an entrepreneurship club for other CHS students, similar to the Community Investment Collaborative but downsized for CHS for students to pursue their dreams together.

4. Rachel Mulvaney, UVA student and member of Friends of PHAR (Piedmont Housing Association of Residents), spoke in opposition to the LV Collective student luxury housing proposal near Westhaven, and in opposition to the ordinance against camping in public spaces.
5. Joy Johnson, Chair of PHAR, requested changing city zoning to protect core Black and low-income neighborhoods against luxury apartment developments.
6. Alicia Lenahan, Albemarle County resident, spoke in support of an Unmask ICE Resolution and the growing threat by ICE agents.
7. Dr. Mariane Doyle, Executive Director/CEO of the Center for Non-profit Excellence, invited Council to CNE's Day of Learning on October 16th at the downtown library and provided the CNE Impact Report.
8. Kevin Cox, city resident, spoke about pedestrian safety issues without marked crosswalks on a portion of Elliott Avenue and 2nd Street. He expressed concern about the 35 mile speed limit on Elliott Avenue.
9. Molly Knipe, UVA student and member of Friends of PHAR, spoke in opposition to the LV Collective student luxury housing proposal near Westhaven. She expressed how physical spaces are indicative of values.
10. Wendy Gao, Friends of PHAR, spoke in opposition to the LV Collective student luxury housing proposal near Westhaven, and requested authorizing land use decisions to be made by communities that would be most impacted by development. She shared data about housing affordability and stated that funding for downtown cleanup and jail renovations could have been used for infrastructure to keep people housed. About the low barrier shelter, she spoke in opposition to the previously proposed camping ordinance.
11. Dr. RaShall Brackney, Albemarle County resident and former Police Chief for the Charlottesville Police Department, spoke in opposition to several proposals recently funded and others under consideration such as 1) ambassadors for the Downtown Mall, 2) the proposed camping ordinance, and 3) re-establishing SROs, asking the question, "What problem are you attempting to solve and who will be hurt if you get it wrong?". She expounded on reasons for decisions that she made during her tenure as police chief.
12. Felice Boling Key, spoke about attributes of humanity. She thanked the City for listening to residents regarding the location for a low barrier shelter, and she expressed thanks for efforts to address homelessness in the community. She welcomed Assistant to the City Manager, Steven King.
13. Zyahna Bryant, city resident, spoke about the need to steward education as a community asset. She suggested a stronger relationship between City Council and the school system to ask more critical questions and have deeper discussions. She spoke about the need for children to have safe spaces, and that the solution is not SROs.
14. Christopher Wall, city resident, spoke on the proposal for purchasing a building for a low barrier shelter, and stated that many homeless people think the property at 2000 Holiday Drive seems like segregation. He requested support resources as part of the shelter.
15. Sophia, Community Organizer with PHAR, spoke in opposition to the LV Collective student luxury housing proposal near Westhaven, and about accelerated displacement of long-term Black and Brown families. She requested concentrating student housing in the JPA (Jefferson Park Avenue) area and stated that the city should not be responsible for housing UVA students. She voiced opposition to the ordinance against camping in public spaces.
16. Gillet Rosenblith, city resident and professor at UVA, spoke in support of resident-led housing decisions, and in opposition to the LV Collective student luxury housing proposal near Westhaven. She spoke about the need to amend land-use restrictions and fixing the Zoning Ordinance to prevent further displacement of long-term residents.

CONSENT AGENDA

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

4. MINUTES: August 18 regular meeting, September 2 regular meeting, September 11 special meeting
5. RESOLUTION Appropriating Charlottesville/Albemarle Adult Recovery Court Grant Award in the amount of \$240,000 (2nd reading)

RESOLUTION to Appropriate Charlottesville/Albemarle Adult Recovery Court Grant Award \$240,000

WHEREAS, the Supreme Court of Virginia awarded the Supreme Court of Virginia Recovery Court Docket Grant in the amount of \$240,000 for the Charlottesville/Albemarle Recovery Court in order to fund salaries, benefits, and operating expenses; and

WHEREAS, the City of Charlottesville serves as the fiscal agent for this grant program; and

WHEREAS, the City of Charlottesville and Albemarle County both have dedicated local matches to this grant, totaling \$155,446; and

WHEREAS, the grant award covers the period July 1, 2025 through June 30, 2026.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$240,000, received as a grant from the Supreme Court of Virginia, is hereby appropriated in the following manner:

Revenues

\$240,000	Fund: 209	Internal Order: 1900613	G/L Account: 430120
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Expenditures

\$240,000	Fund: 209	Internal Order: 1900613	G/L Account: 530550
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BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$240,000 from the Supreme Court of Virginia.

6. RESOLUTION to Appropriate the Victim Witness Grant - \$299,672 (2nd reading)

RESOLUTION Appropriating Funds for the Charlottesville Victim Witness Assistance Program in the amount of \$299,672.00

WHEREAS, the City of Charlottesville (“City”), through the Commonwealth Attorney’s Office, has received the Victim Witness Program Grant from the Virginia Department of Criminal Justice Services in the amount of \$107,446.00 in federal funds and \$128,700.00 in state general funds for a combined \$236,146.00; and

WHEREAS the City is providing a supplement in the amount of \$63,526.00, the source of which is the Commonwealth’s Attorney’s operating budget.

Revenues \$299,672.00

\$128,700.00	Fund: 209	Cost Center: 1414001000	G/L Account: 430110
\$107,446.00	Fund: 209	Cost Center: 1414001000	G/L Account: 430120
\$63,526.00	Fund: 209	Cost Center: 1414001000	G/L Account: 498010

Expenditures \$299,672.00

\$282,195.00	Fund: 209	Cost Center: 1414001000	G/L Account: 519999
\$17,477.00	Fund: 209	Cost Center: 1414001000	G/L Account: 599999

Transfer

\$63,526.00	Fund: 105	Cost Center: 1401001000	G/L Account: 561209
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NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that a total of \$299,672.00 is hereby appropriated in the following manner:

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$236,146.00 from the Virginia Department of Criminal Justice Services.

7. RESOLUTION to appropriate funding from the Virginia Department of Housing and Community Development, Housing Opportunities for Persons with AIDS/HIV (HOPWA) Grant 25-HOPWA-303 in the amount of \$392,582 (2nd reading)

RESOLUTION

Appropriating Funds for Housing Opportunities for Persons with AIDS/HIV (HOPWA) Grant \$392,582

WHEREAS, The City of Charlottesville, through the Office of Budget and Grants Management, has received the H.O.P.W.A. grant from the Virginia Department of Housing and Community Development in the amount of \$392,582;

WHEREAS, the City of Charlottesville serves as the fiscal agent for this grant program; and

WHEREAS, the grant award covers the period July 1, 2024 through March 31, 2026.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$392,352 is hereby appropriated in the following manner:

Revenues

\$392,582	Fund: 209	Internal Order: 1900614	G/L Account: 430120
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Expenditures

\$392,582	Fund: 209	Internal Order: 1900614	G/L Account: 530550
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BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$392,582 from the Virginia Department of Housing and Community Development.

8. RESOLUTION Appropriating Community Flood Preparedness Fund Grant Award in the amount of \$400,000 (2nd reading)

RESOLUTION

Appropriating Virginia Department of Conservation and Recreation (DCR) Grant Funding and Local Match to Support the City’s Floodplain Management Program and Authorizing the City Manager to execute a Grant Agreement in the amount of \$400,000

WHEREAS, the City of Charlottesville has been awarded \$360,000 from the Virginia Department of Conservation and Recreation to support capacity building and planning of the City’s Floodplain Management Program; and

WHEREAS, the grant requires a local match in the amount of \$40,000, which will be contributed from funds previously appropriated in the CIP Climate Initiative Fund

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that upon receipt of the awarded grant funding from the Virginia Department of Conservation and Recreation, the sum of \$400,000 is hereby appropriated as follows:

Revenues			
\$360,000	Fund: 209	I/O: 1900610	G/L Account: 430110
Transfers			
\$40,000	Fund: 426	I/O :1000028	G/L Account: 561209
Expenditures			
\$400,000	Fund: 209	I/O: 1900610	G/L Account: 530550

BE IT FURTHER RESOLVED that City Council authorizes the City Manager to execute a grant agreement, with the Virginia Resource Authority to support capacity building and planning of the City’s Floodplain Management Program, and other related documents, requisitions or agreements, on behalf of the City; provided that the City Manager may delegate signature authority to a Deputy City Manager. City Council hereby further approves the in-kind staff contribution and cash local match described above.

9. RESOLUTION for Special Exception Build-To Requirement (1107 Myrtle Street)

RESOLUTION

Approving a Special Exception Permit Amendment for Property at 1107 Myrtle Street

WHEREAS, LLANDAFF FARM, LLC (“Landowner”), is the current owner of the lot identified as sublots A, B, C, and D of Block 1, Carlton Subdivision (City Parcel Identification No. 570136000, 570136001, 570136002, and 570136003), having an area of approximately 0.167 acres (7200 square feet); ("Subject Property"); and

WHEREAS, the Landowner proposes to modify the Build-To requirements on the Subject Property to build three (3) attached dwelling units behind the existing structure on site ("Project"); and

WHEREAS, the Project is described in more detail within the Applicant's Application materials submitted in connection with Applications PL-25-0033, as required by City Development Code § (“CDC”) 34-5.2.15.B.2 ("Application Materials"); and

WHEREAS, the Planning Commission (“PC”) made a recommendation of approval at its September 9th, 2025, Public Meeting, per CDC § 34-5.2.15.C.2, subject to the following condition:

1. The size, location, and use will be consistent with the materials in Applications PL-25-0033, both dated February 12, 2025.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Charlottesville, Virginia (“City Council”), upon consideration of the PC's recommendation and the Staff Reports discussing this Application, as well as the factors set forth within CDC § 34-5.2.15.D, that this City Council finds and determines that granting the proposed Special Exception Permit (“SEP”) would serve the public necessity, convenience, general welfare, or good zoning practice.

BE IT FINALLY RESOLVED by City Council, that, pursuant to CDC §§ 34-2.4.3.A.5., 34-4.7, and 34-5.2.15, subject to and with the PC’s conditions contained above, a SEP is hereby approved and granted to authorize the Project and require a new building to be built outside of the Build-To Zone required on the primary street lot line in the R-A Zoning District.

10. RESOLUTION to appropriate funding from the Virginia Department of Housing and Community Development FY2026 CoC Capacity Building Funds - \$25,000 (layover)
11. RESOLUTION authorizing the Charlottesville Fire Department to donate Self- Contained Breathing Apparatus (SCBA) equipment to CATEC for its Fire Training Program

RESOLUTION

Authorizing Donation of FireHawk M7 Self-contained Breathing Apparatus to the Charlottesville Area Technical Education Center

WHEREAS, the City of Charlottesville, Virginia (“City”), through the Charlottesville Fire Department (“CFD”), owns seven (7) FireHawk M7 self-contained breathing apparatus, with plate number 7 MSA (the “Equipment”), which are valued at about \$400.00; and

WHEREAS, the Equipment is no longer needed by the City and the CFD, is obsolete, and appropriate to be declared surplus; and

WHEREAS, the City desires to donate the Equipment, as is, to the Charlottesville Area Technical Education Center (“CATEC”), a regional technical education center that develops workforce skills and careers, including firefighting, for both high school students and adults; and

WHEREAS, City Code § 2-98(a) allows City Council to authorize donation of property worth \$100.00 or more.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville (“City Council”):

- (1) The City officially declares the Equipment as surplus; and
- (2) The City shall donate the Equipment, as is, to CATEC to be used for training in CATEC’s

Firefighter Program; and

- (3) The donated items may be transferred to CATEC upon City Council's adoption of this Resolution.

12. RESOLUTION to Appropriate Albemarle County's Human Services Fund for Community Attention Youth Internship Program (CAYIP) - \$60,000 (layover)

13. RESOLUTION to Appropriate Funds from the Virginia Risk Sharing Association - \$18,238.84 (layover)

14. RESOLUTION authorizing payment to Kokosing Construction Company, Inc for bridge repair contract claim (layover)

CITY MANAGER REPORT

Social Services Advisory Board Annual Report to City Council

Cherry Stewart, Chair of the Social Services Advisory Board, expressed thanks to Vice Mayor Brian Pinkston for his service on the board. She then presented the Social Services Advisory Board Annual Report. Foster Care caseloads increased by 50% in the last year. Federal funding cuts will impact the numbers as needs go unmet because of budget challenges and additional mandates.

Councilors expressed concerns about the effects of policy changes made at the federal and state levels.

Leon Henry, Director of Social Services, answered questions for Mayor Wade regarding the department's success with kinship placements for children in foster care, and funding for social work personnel.

City Manager Report

Deputy City Manager James Freas commented about a pedestrian fatality that occurred on US Route 29 the previous week, and stated pedestrian safety has been a focus for the city over the past year. He stated that the City will conduct an assessment in the vicinity of the incident and consider whether there are quick-build solutions that can be put in place. Mr. Freas asked for an initial assessment to be completed by the end of the week.

City Manager Samuel Sanders, Jr. introduced Steve King as the new Assistant to the City Manager, who previously worked at ICMA (International City/County Management Association). Mr. King made remarks in support of advancing the work of City Council.

ACTION ITEMS

15. PUBLIC HEARING and RESOLUTION Approving Lease Agreement with Cultivate Charlottesville

Brenda Kelley, Downtown Strategy Manager, introduced the item as a request to formalize the lease of space at 210 8th Street NW.

Alene Carey, Co-executive Director of Cultivate Charlottesville, stated that the organization was approached by City of Promise to steward the land and has been caring for the land for quite some time.

Mayor Wade opened the public hearing. With no speakers, the public hearing closed.

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

RESOLUTION

Approving a lease of property at 210 8th Street NW to Cultivate Charlottesville

WHEREAS, Cultivate Charlottesville desires to lease a portion of a certain City-owned property for a term of one (1) year, and with option for renewal for up to three additional one year terms, and City Council has considered the terms of the proposed lease, and has conducted a public hearing in accordance with the requirements of Virginia Code Sec. 15.2-1800(B);

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the lease of a portion of City-owned property located at 210 8th Street NW, Charlottesville, Virginia, to Cultivate Charlottesville, presented to Council this same date for consideration, is hereby approved and the City Manager is hereby authorized to execute the approved lease on behalf of City Council.

16. PUBLIC HEARING and RESOLUTION to Approve Amendment of Lease Agreement with International Rescue Committee

Brenda Kelley, Downtown Strategy Manager, introduced the item as a request to formalize the lease with International Rescue Committee (IRC). The organization complied with requirements allowing renewal of their lease for a one-year term.

Cecelia Lapp Stoltzfus, IRC, thanked Council for support of the New Roots Farm property, and she updated Council on the public engagement efforts, leveraging of funds, site-stewarding work with local partners to improve the site.

Mayor Wade opened the public hearing. With no speakers, the public hearing closed.

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

RESOLUTION

Approving Amendment of Lease for City-owned Property Located at 410 Old Lynchburg Road, Charlottesville, Virginia, Leased to the International Rescue Committee ("IRC")

WHEREAS, IRC desires to renew its current Lease of certain City-owned property, located 410 Old Lynchburg Road, Charlottesville, Virginia, for an additional one (1)-year period commencing on January 1, 2026, and expiring at midnight on December 31, 2026; and

WHEREAS, following a duly advertised and lawfully conducted Public Hearing, City Council has considered IRC's Agreement for Amendment of Lease request.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Charlottesville, Virginia, that the Agreement for Amendment of Lease for Lease of City-owned property, located at 410 Old Lynchburg Road, Charlottesville, Virginia, presented to City Council this same date for consideration, is hereby approved, and the City Manager, or his designee, is hereby authorized to execute the Agreement for Amendment of Lease on City Council's behalf.

17. RESOLUTION to allocate \$7,950,000 of Capital Improvement Program (CIP) Contingency Funds (layover; public hearing on 2nd reading)

Krisy Hammill, Budget Director, presented the request to appropriate Capital Improvement Program (CIP) Contingency Funds for several projects.

Mr. Sanders provided information about the proposed acquisition of a building at 2000 Holiday Drive, with the intention of addressing homelessness. He expressed that a real estate transaction is the request before Council at this time, and that it is one tool in the attempt to address homelessness from multiple angles.

Councilors asked about the request of \$1,500,000 for City Environmental Plan and Mobility Policy Plan studies. Kellie Brown, Director of Neighborhood Development Services, provided an explanation of a wide scope of work, stating that it would require a lot of consultation services.

Mr. Sanders explained that the planned renovations to City Hall will address placing people together in workspaces and retrofitting spaces such as conference rooms into offices.

Ms. Oschrein asked about the structure of the request.

Council agreed to move the item to the October 20 meeting for a public hearing, second reading and vote.

18. ORDINANCE to establish a Franchise Agreement with Cogent Fiber LLC (f/k/a Sprint)

Brennen Duncan, City Engineer, presented the request, stating that this and future Franchise Agreements will contain language to address utility pole remediation.

Councilor Snook asked for clarity about which section addresses management of a proliferation of utility poles. Mr. Duncan referenced Section 206.1.

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

AN ORDINANCE GRANTING A FRANCHISE TO COGENT FIBER LLC (FKA SPRINT COMMUNICATIONS COMPANY L.P.), ITS SUCCESSORS AND ASSIGNS TO USE THE STREETS AND OTHER PUBLIC PLACES OF THE CITY OF CHARLOTTESVILLE, VIRGINIA FOR ITS POLE, WIRES, CONDUITS, CABLES AND FIXTURES, FOR A PERIOD OF FIVE (5) YEARS

19. Ordinance for Temporary Easement to Rivanna Water and Sewer Authority at Heyward Community Forest for use during Reservoir Pool Raise Project

Chris Gensic, Trails Planner, presented the request. The Rivanna Water and Sewer Authority ("RWSA") will begin work to elevate the Ragged Mountain Reservoir level ("Project") in October 2025. As part of this Project, RWSA has requested use of the area located just above the lower Heyward Community Forest parking lot to serve as a borrow area and for equipment storage. City Staff have prepared a temporary easement to accommodate this request. In exchange for the use of this area, RWSA has agreed that, upon completion of the Project, that its contractor will grade the site to create additional public parking to benefit both Ragged Mountain and Heyward Community Forest visitors. Mr. Gensic noted that this area is City-owned property in the county.

Austin Bard, Senior Engineer with the Rivanna Water and Sewer Authority, provided information about the project and proposed grading for a future parking area.

Councilor Oschrein stated her guiding principle to not support any additional parking within city limits but understanding that it is included as part of the overall project.

The project is expected to be complete by the end of 2026.

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

**ORDINANCE GRANTING A TEMPORARY SITE DEVELOPMENT EASEMENT TO
RWSA FOR THE USE OF PORTION OF HEYWARD COMMUNITY FOREST FOR THE
RAGGED MOUNTAIN POOL RAISE PROJECT**

20. RESOLUTION Authorizing Purchase of 2000 Holiday Drive

Chris Engel, Director of Economic Development, presented the request.

As part of its Homeless Intervention Plan, the City of Charlottesville, Virginia ("City"), has been actively seeking a facility to serve as a low-barrier shelter for those experiencing homelessness in the community. During the search, the City became aware of an opportunity to acquire the property located at 2000 Holiday Drive ("Property") within the City. The Property consists of two contiguous land parcels totaling approximately 3.8 acres of land and a building with 27,000 gross square feet. The was most recently used as office space accommodating over 100 employees on-site. There are 69 off-street parking spaces, as well as several street spaces on Holiday Drive. The site is also served by a transit stop 800 feet east at the intersection of Emmet Street and Holiday Drive. Given the building's current configuration, it will require renovation to be suitable for overnight shelter purposes. Initial review by City Staff indicated the building is sound and its configuration is conducive to conversion to an overnight/day shelter use. At this point, plans have not been developed, and costs are unknown.

The proposed Purchase Agreement provides a short study period until October 30 to more fully identify any issues that would significantly prevent transition to a shelter use. The City plans to engage with various non-profit service providers regarding the operation of the facility, and the local philanthropic community to seek assistance in funding the necessary renovations. City Staff proposed to use available funds from the CIP Contingency account to acquire the Property.

Mr. Sanders and Mr. Engel answered questions about property easements, use of outdoor space, and the unknown cost of renovations. Mr. Sanders stated that conversation have been ongoing with local service providers and that a Low-barrier Shelter Workgroup has shifted weekly conversation from a potential site on Cherry Avenue to the Holiday Drive site, and Ashley Marshall with the City was tasked with facilitating this work, and she is working to outline a process for how the City will help the Workgroup.

Councilors discussed potential benefits of the site, in light of concerns expressed about the site not being centrally located.

Mr. Sanders stated that the concept of using the Cherry Avenue site has not concluded, given the scope of the problem, and the possibility of using that site in some way.

On motion by Pinkston, seconded by Payne, Council voted 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none) to approve the following resolution:

RESOLUTION
Authorizing Contract to Acquire Property at 2000 Holiday Drive
by the City of Charlottesville, Virginia

WHEREAS, MIS PROPERTY, L.L.C. (“Owner”), owns certain property known by present street numbering as 2000 Holiday Drive Charlottesville, Virginia, and designated and shown on current City Tax Maps as Parcel ID 40A013000 and 40A014000 (“Property”), and the owner has offered the property for sale; and

WHEREAS, the City of Charlottesville, Virginia (“City”), is interested in purchasing the Property; and

WHEREAS, Owner and the City have engaged in mutual discussions and have tentatively agreed to terms of a proposed agreement for the purchase and sale of the Property, including, among other terms, a purchase price of \$6,200,000, conditioned upon approval of said terms by the Council of the City of Charlottesville, Virginia (“City Council”); and

WHEREAS funds are available for the City’s purchase of the Property, within CIP Contingency Account CP-080.

NOW, THEREFORE, BE IT RESOLVED by City Council **THAT**:

1. The purchase and acquisition of the Property is hereby **APPROVED** upon the following terms:
 - a. Purchase Price: The proposed purchase price for the property is \$6,200,000;
 - b. Closing Date: Closing would be scheduled to take place on November 20, 2025. Within three (3) days of executing a written Real Estate Purchase and Sale Agreement (“Agreement”), the City will pay a deposit to be held in escrow, which will be applied to the Purchase Price at closing.
 - c. Clear title: At Closing, the City will receive insurable title to the Property by special warranty deed. The Property will be acquired by the City in “as-is” condition.
 - d. Seller Costs: Owner will pay its own attorneys’ fees, including preparation of the deed, preparation of a lien affidavit, costs associated with releasing deeds of trust or other existing liens, if any, and recordation taxes applicable to grantors, and other closing documentation.
 - e. City Costs: The City is responsible for costs of title examination and title insurance, and all recording costs and recordation taxes other than the grantor’s tax, and other closing documentation necessary to complete the City’s purchase.
 - f. Taxes: The Owner must pay all real estate taxes due on the Property, through the date of Closing.
 - g. Other Terms: Such other or further administrative, procedural, or contractual provisions as deemed necessary by the City Attorney to effectuate the binding Agreement for the purchase and sale of the Property upon the terms set forth above.
2. Upon the approval of the City Attorney as to the form of the Agreement upon the terms stated above the City Manager is authorized to execute said Agreement and pay a \$100,000 deposit from the Citywide Reserve Account , and the City Attorney and City Manager are hereby authorized to execute any other necessary documents, in a form approved by the City

Attorney, as may be necessary to consummate the purchase of the Property by the City upon the terms herein stated and to complete the settlement and closing of the purchase/sale transaction and the recordation of a deed conveying insurable title to the City.

GENERAL BUSINESS

21. WRITTEN REPORT: Bennett's Village Project Report to City Council

Mr. Sanders acknowledged receipt of the obligated report from Bennett's Village, and spoke about his visit to the playground, which provides access for all abilities.

22. DISCUSSION: Legislative Agenda Discussion - Part 2

Mr. Sanders introduced the item for discussion and acknowledged David Blount from TJPDC (Thomas Jefferson Planning District Commission) in the audience.

Emily Irvine, Office of Sustainability, mentioned an additional funding request for an Energy Resource Hub placed on the list since the last Legislative Agenda discussion.

Council engaged in discussion. Councilors Snook and Oschrein discussed their recent meeting with Delegate Katrina Callsen and Senator Creigh Deeds to review legislative priorities and they will prepare a more succinct list of priorities with supporting data for approval at the next City Council meeting.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Isis, city resident, expressed support for residents of the Westhaven and 10th & Page neighborhoods, in support of the City purchasing the property on Holiday Drive to move forward with plans for a low-barrier shelter, and in opposition to a camping ordinance. She brought up an issue about an unhoused person being ticketed.
- Zyahna Bryant, city resident, thanked Council and City staff for the work done toward establishing a low-barrier shelter.

On motion by Pinkston, seconded by Payne, Council voted unanimously to adjourn the meeting at 9:06 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council