



## City Council Meeting Agenda

April 6, 2026

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

### CERTIFICATIONS

Juandiego R. Wade, Mayor  
Natalie Oschrin, Vice Mayor  
Jen Fleisher  
Michael K. Payne  
J. Lloyd Snook, III  
Kyna Thomas, Clerk

#### 4:00 PM Opening Session

- I. **Call to Order/Roll Call**
- II. **Agenda Approval**      **APPROVED 5-0 (Snook/Oschrin), removing Item #9.**
- III. **Reports**
  1. Report:            ADA Transition Plan Implementation Update
  2. Report:            Parks & Recreation Master Plan Implementation Update

#### 5:30 PM Closed Meeting

Enter closed session **APPROVED 5-0 (Oschrin/Fleisher)**  
Certify closed session **APPROVED 5-0 (Oschrin/Fleisher)**

#### 6:30 PM Business Session

- IV. **Moment of Silence**
- V. **Announcements**
- VI. **Recognitions/Proclamations**
  - Proclamation: Child Abuse Prevention Month
  - Proclamation: VIA Center for Neurodevelopment 30th Anniversary
  - Proclamation: Dark Sky Week, April 13–20, 2026
  - Proclamation: Rev. Dr. Lehman Bates II 20th Pastoral Anniversary
- VII. **Community Matters**
- VIII. **Consent Agenda\***      **APPROVED 5-0 (Fleisher/Oschrin)**
  3. Minutes:            March 19 and March 26 budget work sessions; March 25 special meeting
  4. **Resolution:            Resolution in support of Charlottesville High Performance Buildings (2nd reading)**  
**#R-26-038**
  5. Resolution:            Resolution to Appropriate \$100,000 for Utility Line Remediation Facilitation (carried)
  6. **Ordinance:            Repeal of Section 2-4 of the City Code Regarding Bonds of Officers and Employees** **APPROVED 5-0 (Snook/Oschrin)**  
**#O-26-039**
- IX. **City Manager Report**
  - Report:            City Manager Report
- X. **Action Items**
  7. Public Hearing:      Public Hearing on the Charlottesville Real Property Tax Rate

8. Public Hearing/Ord.: Public hearing on the FY2027 City Budget Ordinance, Annual Appropriation, and Tax Levy
- a. Ordinance: Ordinance establishing the Annual Tax Levy for Tax Year 2026 (1 of 2 readings)
- b. Ordinance: Ordinance Adopting a Budget and Annual Appropriation of Funding for the City of Charlottesville, Virginia, for the Fiscal Year ending June 30, 2027 (1 of 2 readings)
9. Public Hearing/Res.: ~~Public hearing and resolution to authorize execution of Right-of-Way Agreement and Utility Easement at Darden Towe Park~~
10. Ordinance: Ordinance Authorizing a Forgivable Loan to Piedmont Housing Alliance for 501 Cherry Avenue Site **APPROVED 5-0 (Oschrin/Snook)**
11. Resolution: Resolution Authorizing Performance Agreement Amendment Supporting 501 Cherry Avenue Project **APPROVED 5-0 (Payne/Snook)**

**XI. General Business**

12. Written Report: 2025 Integrated Pest Management Report

**XII. Community Matters (2)**

**XIII. Adjournment**



**#R-26-038**

**RESOLUTION Approving Charlottesville High Performance Building Standards**

**WHEREAS**, the Council of the City of Charlottesville is committed to the Global Covenant of Mayors for Climate and Energy, whose mission is to support and mobilize local governments in taking ambitious, measurable climate and energy action; and

**WHEREAS**, on September 2, 2008, the City Council adopted an initial Green Buildings Resolution, reflecting alignment with the U.S. Mayors Climate Protection Agreement which promotes sustainable building practices and energy efficiency; and

**WHEREAS**, in 2019, the City Council adopted community-wide greenhouse gas emissions reduction goals of 45% by 2030 from 2011 levels and carbon neutrality by 2050; and

**WHEREAS**, the City's Comprehensive Plan incorporates goals and objectives related to high performance building practices; and

**WHEREAS**, in 2023, the City Council adopted a Climate Action Plan to guide actions toward reaching the adopted emissions reduction targets, including high performance building strategies; and

**WHEREAS**, the Climate Action Plan established energy and water use intensity goals of 30% reduction by 2030 in all City facilities; and

**WHEREAS**, the state High Performance Building Act, codified at section 15.2-1804.1 of the Code of Virginia, establishes that for certain new buildings and major renovations, a locality shall ensure such building:

- Is designed, constructed, verified, and operated to comply with a high performance building certification program such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
- Has sufficient zero-emission vehicle charging and fueling infrastructure.
- Has features that permit the locality to measure the building's energy consumption, including metering of all electricity, gas, water, and other utilities.
- Incorporates appropriate onsite renewable energy generation, energy storage, and resilience features as determined by the locality.

**WHEREAS**, building standards for certain local buildings, including compliance with a high performance building certification program means achieving certification using the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building rating standard; and

**WHEREAS**, a number of existing municipal facilities reflect the City's goals and commitment to environmental improvement, sustainability, and climate action; and

**WHEREAS**, current building best practices have recently been documented in the Charlottesville High Performance Building Standards (HPBS) manual. The HPBS manual has been established as a central repository for those best practices recognized by City staff engaged in delivering and managing buildings and building systems. It brings these practices into alignment with City commitments to climate and sustainability. The standards also reflect mandates established by the Commonwealth of Virginia and translates these into implementation guidelines for users.

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

- That the City of Charlottesville is committed to high performance building practices regarding site selection and development, water and energy efficiency, air quality protection, clean energy strategies, material selection, electric vehicle charging, and resilience considerations.
- That the City of Charlottesville High-Performance Building Standards will be used to guide the design, construction, operation, maintenance, and renovation process of City buildings, including Charlottesville City Schools buildings.
- That adherence to the High-Performance Building Standards will ensure that a basic suite of facility management and maintenance practices are consistently incorporated.
- That City staff will continue to monitor industry standards by which high performance building practices are evaluated in order to ensure the City's standards are in alignment with current best practice.
- That the Office of Sustainability, in consultation with building professional colleagues and approval from the City Manager, is responsible for administration and implementation of the High Performance Building Standards.



**#O-26-039**

**ORDINANCE REPEALING SECTION 2-4 OF THE CODE OF THE CITY OF CHARLOTTESVILLE RELATING TO BONDS OF OFFICERS AND EMPLOYEES**

WHEREAS, Section 2-4 of the Code of the City of Charlottesville currently requires certain City officers and employees to obtain surety bonds as a condition of their service; and

WHEREAS, the Council recognizes that the City maintains other financial controls, risk management practices, and insurance coverage designed to safeguard public funds and ensure the faithful performance of employee duties; and

WHEREAS, the Council finds that the bonding requirements set forth in Section 2-4 are no longer necessary or efficient in light of these existing protections; and

WHEREAS, the Council desires to repeal Section 2-4 in order to eliminate an outdated requirement and align the City's Code with current administrative practices;

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of Charlottesville, Virginia:

1. Section 2-4 of the Code of the City of Charlottesville, titled "Bonds of officers and employees," is hereby repealed in its entirety.



#O-26-040

**ORDINANCE AUTHORIZING A LOAN TO PIEDMONT HOUSING ALLIANCE TO SUPPORT REDEVELOPMENT OF 501 CHERRY AVENUE SITE FOR THE PURPOSE OF PRODUCING NEW HOUSING FOR LOW- AND MODERATE-INCOME PEOPLE**

**WHEREAS**, the production of new housing for people of low- and moderate-income is a public purpose and use for which public money may be spent, and such production is a governmental function of concern to the Commonwealth of Virginia; and

**WHEREAS**, pursuant to Virginia Code § 15.2-958, the City of Charlottesville, Virginia (“City”), may, by Ordinance, make grants or loans to the owners of residential rental property occupied, or to be occupied, following construction, by people of low- or moderate-income, for the purpose of producing such property; and

**WHEREAS**, an owner assisted in this manner must provide a minimum of twenty percent (20%) of the units for low- and moderate-income people as defined by the City for a minimum of ten (10) years and participation by an owner is voluntary; and

**WHEREAS**, Piedmont Housing Alliance (“PHA”) is a private, nonprofit 501(c)(3) organization (corporation) organized and operating under the laws of the Commonwealth of Virginia, having as its mission the creation of affordable housing opportunities by developing new housing and by preserving existing affordable housing; and

**WHEREAS**, PHA has requested the City to provide a loan for financing a portion of the costs of an affordable housing project, in an amount sufficient to subsidize the development of for-rent and for-sale affordable units and the leasing of for-rent affordable units on the property (“Project”); and

**WHEREAS**, the City desires to loan up to \$3,850,000 at an interest rate of three percent (3.00%) per annum for a term of approximately forty-two (42) years (“Loan”) to PHA pursuant to the terms and conditions of the Loan Agreement for 501 Cherry Avenue Site (“Agreement”) and Declaration of Affordable Housing Covenants, to be approved by the City prior to recordation; and

**WHEREAS**, the Loan will be secured by a subordinate interest in the land for the Project granted by PHA to the City as further described in the Agreement.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia (“City Council”), that local public funding is hereby approved for PHA to support the Project, by providing funding through the Loan in a principal amount of up to \$3,850,000, with an interest rate of three percent (3.00%) per annum for a term of approximately forty-two (42) years, all

subject to the lien and security, and other terms and conditions of the Agreement in substantially the form presented to City Council at this Meeting; and

**BE IT FURTHER ORDAINED BY THIS CITY COUNCIL THAT** the City Manager is hereby authorized to execute an Agreement containing the terms and conditions consistent with those set forth within this Ordinance, and other documents and instruments necessary to complete this Loan transaction, subject to approval by the City Attorney's Office as to the form of all such documents and instruments.

This Ordinance will take effect immediately following adoption.



**#R-26-041**

**RESOLUTION**

**Authorizing Performance Agreement Amendment Supporting  
501 Cherry Avenue Project**

**WHEREAS**, the Economic Development Authority of the City of Charlottesville, Virginia (**the “Authority”**), a political subdivision of the Commonwealth of Virginia (**the “Commonwealth”**), was established to promote the safety, health, welfare, convenience or prosperity of the inhabitants of the City of Charlottesville, Virginia a municipal corporation and body politic and a political subdivision of the Commonwealth of Virginia (**the “City”**) by improving and rehabilitating a distressed area of the City which will enhance the tax base in the City and create opportunities for commercial and other economic development in the City; and

**WHEREAS**, the City Council of the City (**the “City Council”**) is empowered pursuant to Section 15.2-953 of the *Code of Virginia*, 1950, as amended (**the “Code”**), to make appropriations of public funds to the Authority for the purpose of promoting economic development in the City; and

**WHEREAS**, the Authority is empowered pursuant to Section 15.2-4901, *et seq.*, of the Code to, among other things, accept contributions, grants and other financial assistance from the City and make grants to any person, partnership, association, corporation, business, or governmental entity for the purposes of promoting economic development in the City; and

**WHEREAS**, the City, by its resolution adopted March 4, 2025 approved that certain Performance Agreement dated March 20, 2025 (**the “Agreement”**) by and among the Authority and Piedmont Housing Alliance, a non-profit 501(c)(3) organization under the Internal Revenue code of 1986 as amended, including its permitted successors and assigns (**the “Developer”**), to provide a certain financial incentive grant (**the “Grant”**) to the Developer in order to encourage and induce the Developer to invest a significant amount of money into real estate improvements, described as 501-A Cherry Avenue planned development consisting of 71 units (**the “Investment”**) located in the City and such 71 units are described and depicted on Exhibit A of the Agreement (**the “Property”**) along with the other requirements included in such Investment as set forth in Exhibit B to the Agreement

**WHEREAS**, the Developer has requested amendments to the Agreement to provide for an increase to the Grant from 50% to 100% of the incremental tax increase on the Property due to the Investment, to clarify the residency targets for the Property and such other revisions as set forth in the proposed Amended and Restated Performance Agreement (**the “Amended Agreement”**) by and among the Authority and the Developer, attached hereto as **Exhibit A**; and

**WHEREAS**, the Authority, while recognizing that the City Council is not empowered under Virginia law to make any binding commitment beyond the current fiscal year of the City, has requested that the City Council annually appropriate monies to the Authority for the purpose of promoting economic development in the City by funding certain financial obligations of the Authority pursuant to and during the term of the Amended Agreement; and

**WHEREAS**, there has been presented to this meeting a draft of the Amended Agreement which sets forth the understanding and agreement between the Authority and the Developer.

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

1. The City Council finds and determines that the terms and conditions of the Amended Agreement, including the provisions for the Grant, is consistent with the mission, goals and purposes of the Authority.

2. It is the current intention of the City Council to make sufficient annual appropriation of monies to the Authority for the purpose of promoting economic development in the City by funding certain financial obligations of the Authority pursuant to and during the term of the Amended Agreement.

3. The City Manager or any other officer charged with the responsibility of preparing the City budget is hereby authorized and directed to include in the City budget for each fiscal year of the City during the term of the Amended Agreement a request that the City Council appropriate sufficient monies to the Authority for the purpose of promoting economic development in the City and funding certain financial obligations of the Authority pursuant to the terms of the Amended Agreement during such fiscal year.

4. The City Manager is hereby authorized to acknowledge the City's understanding of the Amended Agreement and to execute such documents as he deems appropriate in relation to such Amended Agreement including, but not limited to, any certifications, agreements or assignments requested by Developer in connection with the financing or undertaking of the Investment.

5. All other acts of the City Manager, the Director of Economic Development or any other officer of the City relating to the purposes and intent of this resolution are hereby approved and ratified.

6. This resolution shall take effect immediately.



CERTIFICATION OF ADOPTION OF RESOLUTION

I, the undersigned Clerk of the City Council of the City of Charlottesville, Virginia, hereby certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by a majority of the members of the City Council at an open meeting duly called and held on April 6, 2026 and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect on the date hereof. The following represent the votes taken at such meeting:

<b>Member</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstentions</b>
Jen Fleisher	X		
Natalie Oschrin	X		
Michael Payne	X		
Lloyd Snook	X		
Juandiego Wade	X		

WITNESS my hand and the seal of the City, this 6th day of April 2026.

*Kyna Thomas*

