



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES

April 6, 2026 at 4:00 PM
Council Chamber

The Charlottesville City Council met on Monday, April 6, 2026. 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 Natalie Oschrein and Councilors Jen Fleisher, Michael Payne, and Lloyd Snook.

On motion by Snook, seconded by Oschrein, Council unanimously adopted the meeting agenda, as amended to move Item #9 to a future meeting.

REPORTS

1. REPORT: ADA Transition Plan Implementation Update

Paul Rudacille, ADA Coordinator, provided an overview of the Americans with Disabilities Act (ADA) and work completed by the City to-date to align and comply with the ADA, including physical and digital components.

2. REPORT: Parks & Recreation Master Plan Implementation Update

Riaan Anthony, Director of Parks and Recreation, presented the Parks and Recreation Master Plan Implementation Update. Beginning with a department overview, he provided the following metrics:

- 2,300+ acres of parkland
- \$14 Million annual operating budget
- 70+ full-time employees
- \$78 Million 10-year Capital Improvement Program total
- \$5.5 Million Parks Maintenance Budget
- 57 Master Plan projects

Master Plan Goals and Objectives include: 1) Align Capital Priorities with Community Values, 2) Promote Equitable Access, 3) Maximize Impact of Limited Resources, and 4) Balance Development with Stewardship.

Some critical needs identified and mentioned as next steps were: 1) Increase custodial staffing; 2) Develop a Trails Plan; 3) Develop Partnership Policy Framework; 4) Pursue Additional Annual Funding; and 5) Staff Reorganization.

City Manager Samuel Sanders, Jr., noted the large investment that would be required to fulfill each of the Plans presented during the work session, and he advised that prioritization and trade-offs will be critical to implement components of the Plans and enhance public engagement.

CLOSED MEETING

On motion by Oschrein, seconded by Fleisher, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to convene in a closed session as authorized by Virginia Code Section 2.2-3712 for the following reasons:

1. 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; specifically, *McNamara v. Kochis, et al.* and *Erskine White v. City of Charlottesville d/b/a Charlottesville Area Transit* and Willie Hines.

2. Pursuant to Virginia Code Section 2.2-3711(A)(8) which permits closed sessions for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, specifically, legal aspects of changes to the City's zoning code.

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

BUSINESS SESSION

City Council began the business meeting by observing a moment of silence.

ANNOUNCEMENTS

Vice Mayor Oschrin announced the monthly neighborhood (second Sunday) walk at UVA North Grounds. She also announced the e-bike subsidy voucher program application period, and the April 13 Planning Pop-up at the Jefferson School.

Mayor Wade announced openings on boards and commissions, particularly a seat on the Piedmont Virginia Community College (PVCC) Board. He announced April 17 as the 60th rededication of the Dogwood Vietnam Memorial.

Councilor Payne announced the Black History Pathway celebration on April 11.

RECOGNITIONS/PROCLAMATIONS

- **PROCLAMATION: Child Abuse Prevention Month**

Councilor Fleisher presented the Child Abuse Prevention Month proclamation to Sherry McKinney, Foothills Children's Advocacy Center, who accepted with remarks and invited the community to an open house event.

- **PROCLAMATION: VIA Center for Neurodevelopment 30th Anniversary**

Vice Mayor Oschrin presented the VIA Center for Neurodevelopment 30th Anniversary proclamation to Ethan Long, CEO, who accepted with remarks.

- **PROCLAMATION: Dark Sky Week, April 13–20, 2026**

Councilor Snook presented the Dark Sky Week proclamation to Emily Liam, Dark Sky Piedmont, who accepted with remarks requesting that City Council update the lighting ordinance.

- **PROCLAMATION: Rev. Dr. Lehman Bates II 20th Pastoral Anniversary**

Mayor Wade presented a proclamation to Rev. Dr. Lehman Bates II for his 20th pastoral anniversary at Ebenezer Baptist Church.

COMMUNITY MATTERS

1. Terry Tyree, city resident, spoke about housing displacement, safety, and educational stability of the community as related to housing development. She requested that Council follow recommendations from the Charlottesville Low Income Housing Coalition to prioritize equity over displacement, and limit the encroachment of student housing on low-income and core neighborhoods.
2. Chicho Lorenzo, city resident, spoke in opposition to putting the Arts Commission in the hands of a consultant. He presented himself as a candidate to lead the public arts initiative with the creation of the City Arts Commission, promoting collaboration and communication to keep the character of Charlottesville.
3. Alicia Lenahan, Albemarle County resident, spoke about the safety and well-being of community members in facing immigration enforcement by ICE agents and concerns at polling places.
4. Christy Baker, city resident and professional artist, spoke in support of the City's arts initiative and the community impact of having local artists lead the charge for a City Arts Commission.
5. Nikuyah Walker, city resident, spoke about the President of Ghana's United Nations Resolution on Reparatory Justice, and she requested that Council create a Truth and Reconciliation Commission, continuing the work of Dr. Holly Edwards and other Charlottesville leaders towards reparatory justice.
6. Emily Smith, housing attorney with Legal Aid Justice Center, spoke in support of zoning amendments to protect core neighborhoods and prevent displacement.
7. Susan J. McCulley, Charlottesville property owner, spoke about the connection between ICE immigration enforcers and SROs (School Resource Officers) in city schools.
8. Gillet Rosenblith, city resident and historian of housing, spoke about the opportunity to protect concerns of moderate-to-low-income residents and ensure that their voices are included in policies that impact them. She spoke of negative impacts of luxury student housing development near historically and generationally marginalized neighborhoods.
9. Sylethia Carr, city resident, spoke about the impacts of housing development on resident displacement, and about Council's moral responsibility to protect residents. Regarding SROs, she spoke about potential trauma for students.
10. UVA student stated that students do not want to be complicit in displacing residents, and are not in favor of luxury student housing, but affordable housing components. They also spoke about trauma related to SROs in schools.
11. Alex Joiner, pastor and Co-Chair of IMPACT Charlottesville, spoke positively about his experience with transit services, and in support of investment in the local transit system.
12. Lena Seville, city resident, encouraged people to attend the School Board meeting on April 16. She spoke against SROs and in support of affordable housing.
13. Sadhbh O'Flynn, Community Climate Collaborative, spoke in support of the High Performance Building Standards item on the consent agenda. She spoke in support of density to improve housing affordability, and about past decisions that perpetuated negative impacts on Black communities in Charlottesville.

CONSENT AGENDA

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record, and on motion by Fleisher seconded by Oschrein, Council by a vote of 5-0 approved the Consent Agenda: (Ayes: Fleisher,

Oschrin, Payne, Snook, Wade; Noes: none).

3. MINUTES: March 19 and March 26 budget work sessions; March 25 special meeting
4. RESOLUTION in support of Charlottesville High Performance Buildings (2nd reading)

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.

5. RESOLUTION to Appropriate \$100,000 for Utility Line Remediation Facilitation (layover)
6. ORDINANCE to Repeal of Section 2-4 of the City Code Regarding Bonds of Officers and Employees

Clerk Thomas acknowledged that this item was not read during the initial vote for the Consent Agenda items.

On motion by Snook, seconded by Oschrein, Council by a 5-0 vote (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) adopted the **ORDINANCE REPEALING SECTION 2-4 OF THE CODE OF THE CITY OF CHARLOTTESVILLE RELATING TO BONDS OF OFFICERS AND EMPLOYEES.**

CITY MANAGER REPORT

City Manager Sam Sanders provided the following updates:

- Free mulch available for the public at Ivy Solid Waste & Recycling Center
- April 11 electronic waste recycling at the Ivy Collection Center for city and county residents
- Spring Special Collection Days April 11 - May 9
- Closing of streets crossing the Downtown Mall for a series of repairs related to safety and maintenance, with a goal of concluding by June 12 and businesses remaining open.
- April 8 Weather Appreciation event to celebrate neighbors who assisted others during severe winter weather

ACTION ITEMS

7. PUBLIC HEARING on the Charlottesville Real Property Tax Rate

Krisy Hammill, Budget and Grants Management Director, summarized the City Budget development process, and she introduced the reason for the public hearing.

Mayor Wade opened the Real Property Tax Rate public hearing.

- Richard Spurzem, Neighborhood Properties, spoke about the importance of investment for the future of Charlottesville. He spoke about the rate of property assessment increase surpassing the rate of inflation, and his concern for future development. He stated that investors look at the tax rate.

Mayor Wade closed the public hearing.

8. Public hearing on the FY2027 City Budget Ordinance, Annual Appropriation, and Tax Levy

Krisy Hammill, Budget and Grants Management Director, reviewed the FY2027 City Budget Ordinance and updates made since Council's most recent budget work session.

Mayor Wade opened the public hearing.

- Nikuyah Walker, city resident, spoke about the real estate and personal property tax rate, and the need to increase the Charlottesville Homeowner Assistance Program (CHAP) supplement amounts. She spoke about low-and-middle income families being taxed out of their homes. Regarding schools, she questioned the ability for the city to fund schools without school accountability and improved results for Black students.
- Richard Finley, new city resident, asked questions about the FY27 Budget, specifically the increase to health insurance costs, increased funding for transit while ridership appears low, regarding licensure and permits and the request to UVA for PILOT (Payment in Lieu of Taxes).

Mayor Wade closed the public hearing and confirmed that the following ordinances moved forward to the April 9 special meeting for a second reading, with amendments as discussed.

- a. Ordinance establishing the Annual Tax Levy for Tax Year 2026 (layover)**
- b. Ordinance Adopting a Budget and Annual Appropriation of Funding for the City of Charlottesville, Virginia, for the Fiscal Year ending June 30, 2027 (layover)**

9. **ITEM MOVED TO FUTURE MEETING: ~~Public hearing and resolution to authorize execution of Right-of-Way Agreement and Utility Easement at Darden Towe Park~~**

10. **Ordinance Authorizing a Forgivable Loan to Piedmont Housing Alliance for 501 Cherry Avenue Site**

Madelyn Metzler, Acting Housing Program Manager, presented the ordinance request. The City has allocated \$3,850,000 in Capital Improvement Program funding for Piedmont Housing Alliance's ("PHA") proposed 501 Cherry Avenue Mixed-Use Development Project ("Project"). City staff requested City Council approval of the Ordinance which authorizes execution of the necessary legal documents to disburse these funds and ensure the housing units remain for ninety-nine (99) years. The Agreement requires annual reporting by Piedmont Housing Alliance.

The Project is proposed to include seventy-one (71) affordable rental dwelling units and commercial space to be occupied by the Music Resource Center ("MRC") and a community grocery store. This Project represents a unique partnership between the Fifeville Neighborhood Association, Woodard Properties, and PHA, with the goal of creating and executing a shared vision and plan for development of the property. Closing on the property is expected to occur in April 2026. Approval of the Ordinance will detail the preliminary minimum conditions expected by the City, pursuant to Virginia Code § 15.2-958, primarily with respect to the redevelopment of the property and the ultimate development of affordable housing.

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

11. **Resolution Authorizing Performance Agreement Amendment Supporting 501 Cherry Avenue Project**

Chris Engel, Director of Economic Development, presented the resolution request. On March 4, 2025, City Council approved a Performance Agreement supporting the 501 Cherry Avenue Mixed-Use Project ("Project"). In January 2026, the City received a request from the developer to increase the Performance Agreement from fifty percent (50%) to one hundred percent (100%) of the incremental real estate value created by the Project over the performance period to support a timely commencement of the Project in 2026. On February 2, 2026, City Council adopted a Resolution supporting this increase in concept.

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

**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; and

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.

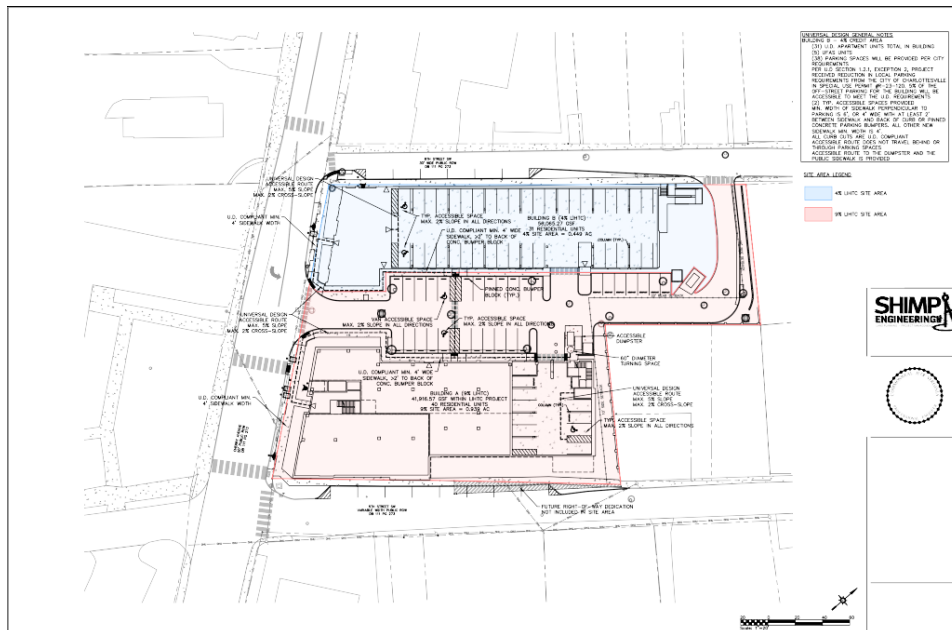
5. All other acts of the City Manager, the Director of Economic Development or any other officer of the City relating to the purposes and intent of this resolution are hereby approved and ratified.

6. This resolution shall take effect immediately.

EXHIBIT "A"

Property Description for 501 Cherry Avenue Development

The 501A Property is depicted on the map below in red. The 501B Property is depicted on the map below in blue. The parcel has not yet been subdivided, but it is the intention that the 501A Property and 501B Property will be split and will have two (2) separate Tax Parcel Identification Numbers.



GENERAL BUSINESS

12. WRITTEN REPORT: 2025 Integrated Pest Management Report

Mayor Wade acknowledged receipt of the 2025 Integrated Pest Management Report.

Councilor Payne requested information regarding the marking of places where pesticides are sprayed.

Rob Mathes, Parks and Recreation, stated that signage and markers are supposed to be used, and that sometimes people mistake other treatments for pesticide.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Nikuyah Walker, city resident, spoke about a Non-profit Industrial Complex in relation to Piedmont Housing Alliance's funding requests, and she stated that Council should ask harder questions to ensure accountability. She read statements from student housing developers and former Council Members that appeared to be counterintuitive to producing affordable housing. She suggested having tax increase amounts from student housing developments go directly to low-income housing.

ADJOURNMENT

On motion by Snook, seconded by Payne, Council voted unanimously to adjourn the meeting at 8:34 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council



Juandiego R. Wade
Council President

Date Adopted: July 20, 2026

Certified: 
Clerk of Council