

**City of Alexandria**  
**City Council Chambers at Del Pepper Community Resource Center**  
**Tuesday, April 28, 2026, 7:00 PM, Legislative Meeting**  
**City Council Meeting Minutes**

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PRESENT: Mayor Alyia Gaskins, Vice Mayor Sarah R. Bagley, Members of Council Canek Aguirre, John Taylor Chapman, Abdel Elnoubi, and Jacinta E. Greene.

ABSENT: None.

ALSO PRESENT: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Ms. Dawson, Director, Libraries; Ms. Labra, Deputy Director, Libraries; Ms. Fleming, Director, Office of Communications and Community Engagement; Ms. Waters, Deputy City Clerk; Mr. Stoddard, Director, Planning and Zoning (P&Z); Ms. Zechman Brown, Deputy City Attorney; Mr. Saenz, Acting Chief Information Officer, ITS; Mr. LaColla, P&Z; Mr. Routt, Director, Office of Management and Budget (OMB); Ms. Hamm, OMB; Mr. Greenlief, Director, Finance; Ms. Garvey, Director, Department of Community and Human Services; Ms. Riley, Director, Transportation and Environmental Services (T&ES); Ms. Orr, Deputy Director, T&ES; Mr. Kerns, P&Z; Mr. Alves, P&Z; Ms. Contreras, P&Z; Mr. Smith, ITS; Ms. Demeke, ITS; Mr. Lambert, Deputy City Manager; and Police Sgt. Jones.

RECORDED BY: Gloria Sitton, City Clerk and Clerk of Council.

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**I. OPENING**

1. Calling the Roll.

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of Council were present.

2. Approval of Electronic Participation Resolution

Approval of Electronic Participation Resolution by City Council [ROLL-CALL VOTE]

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council adopted the electronic participation resolution. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

The resolution reads as follows:

**Resolution No. 3375**

**Resolution Regarding Electronic Participation by a Member of City Council**

**WHEREAS**, Virginia Code Section 2.2-3708.3 provides that an individual member of a public body may fully participate in meetings electronically if any such member meets the criterial of the code and the public body has adopted an Electronic Meeting Policy; and

**WHEREAS**, City Council adopted an Electronic Participation Policy on June 24, 2025 as Resolution No. 3309; and

**WHEREAS**, City Council Member John Taylor Chapman has notified the Mayor and the Clerk that she is unavailable to be physically present for the April 28, 2026 City Council Meeting due to a personal reason, specifically personal family matter; and

**WHEREAS**, the Council Member has not participated in more than two or 25% of City Council Meetings by electronic means during this calendar year; and

**WHEREAS**, City Council Member John Taylor Chapman will participate in the City Council Meeting by video conference call from Norfolk, Virginia and arrangements have been made to ensure the member shall be heard by all participants at the City Council Meeting; and

**WHEREAS** a quorum of the City Council is physically assembled in person.

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

That pursuant to Virginia Code 2.2-3708.3 and the City Council's Electronic Meeting Policy Resolution 3309, City Council Member John Taylor Chapman will participate remotely in this meeting by video conference call.

3. Closed Session (if needed).

II. Opening Matters

4. Moment of Silence and Pledge of Allegiance

City Council observed a moment of silence and recited the Pledge of Allegiance.

III. Proclamations and Recognitions

5. Presentation of a Proclamation Recognizing April as National Arab American Heritage Month.

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously, City Council endorsed the proclamation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

6. Presentation of a Proclamation Recognizing April as Alcohol Awareness Month.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council endorsed the proclamation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none

#### IV. Oral Reports

##### 7. Oral Reports from Members of City Council on Boards, Commissions, and Committees:

###### \*ARHA Redevelopment Work Group (Mayor Gaskins and Councilman Chapman)

Mayor Gaskins reported that the Group received development updates on the properties throughout the City to look at the conditions of the property and the resident council will be partnering with the residents on project. Mayor Gaskins reported that 113 units at the Alate property are occupied and she noted that the Fresh Start Initiative is working to clear past balances for residents. Mayor Gaskins reported that staff is working to plan a joint meeting between the ARHA Board and City Council.

###### \*Legislative Subcommittee (Mayor Gaskins and Councilman Chapman)

Mayor Gaskins reported that Alexandria staff tracked 608 of the bills with 308 went to the governor for signature and 60 of the bills were in the City's priority areas from the legislative package. The General Assembly still needs to finalize a budget for this session.

###### \*Council of Governments (COG) Transportation Planning Board (TPB) (Councilman Aguirre)

Councilman Aguirre reported the Bike to Work Day is upcoming and encouraged residents to participate on May 15. Councilman Aguirre reported that the Board received a presentation on the Transportation Resilience Improvement Plan.

###### \*Library Board (Councilman Aguirre)

Councilman Aguirre reported that the Library welcomed a new member after a library company removed a member for no confidence.

##### 8. City Council General Updates

Councilman Aguirre attended a Women Move the Nation Breakfast on April 15.

Councilman Aguirre attended the topping off ceremony at the Crystal City Metro Station.

Councilman Aguirre attended the Annual Gala for the Alexandria Scholarship Fund.

Councilman Aguirre reported that he chaired a meeting for WMATA about a potential affordable housing project adjacent to the Braddock Metro.

Councilman Aguirre attended the Alexandria Historical Society awards ceremony.

Councilman Aguirre attended the Joseph McCoy Remembrance Ceremony.

Councilman Aguirre attended he promotional ceremony for Jaime Arizaga in the Army Reserves.

Councilman Aguirre reported that DASH has three entries in the Bus Roadeo and wished them good luck.

Councilman Aguirre attended the NOVAC Health Fair sponsored by Delta Sigma Theta Sorority, Incorporated.

Councilman Aguirre attended the Alexandria Soccer Association's Riverboat Cruise fundraiser.

Councilwoman Greene reported that she spoke to the eighth grade students at Jefferson Houston School in the Avid Program.

Councilwoman Greene congratulated Sandy Marks on her election to City Council.

Mayor Gaskins reported that the filmed a video promoting the Four Mile Run Kayak Launch that will be opening on May 9.

Mayor Gaskins reported that City through the U.S. Conference of Mayors will be participating in the America 250 poster contest in conjunction with RPCA.

Mayor Gaskins recognized Director Helen Mcllvaine for upcoming retire from the City of Alexandria.

#### City Manager's Oral Report

#### 9. Potomac River Generating Station (PRGS) Site Update

City Manager Parajon, Deputy City Attorney Brown, Assistant City Manager Gonsalves, and Ms. Landrum, CEO/President, Alexandria Economic Development Partnership gave a presentation on the proposed project at the Potomac River Generating Station site and responded to question from members of Council.

#### V. Action Docket Roll-Call Consent Items (10-13)

#### 10. Consideration of a Grant Application to the Virginia Department of Education for the United States Department of Agriculture (USDA) Summer Food Service Program for Children.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 04/28/26, and is incorporated as part of this record by reference.)

#### 11. Consideration of the Submission of a Grant Application to the Virginia Department of Environmental Quality Litter Prevention and Recycling Program for Funding of the Adopt-A-Park Litter Control Program.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 04/28/26, and is incorporated as part of this record by reference.)

12. Introduction and First Reading. Consideration of Passage on First Reading of an Ordinance making provision for the support of the government of the City of Alexandria, Virginia for Fiscal Year 2026

13. Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment Housing Authority (ARHA) for the Rehabilitation of The Ladrey Project.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 04/28/26, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Vice Mayor Bagley and carried unanimously, City Council approved the action docket, with the exception of Item 13, which was considered under separate motion. The approval was as follows:

10. City Council: (1) authorized the submission of the grant application due on or about May 15, 2026, to the Virginia Department of Education for United States Department of Agriculture for continued funding and an estimated reimbursement amount of \$230,000 for program expenses; (2) affirmed that there are no funds available in the City budget to continue these activities once the grant funds are expended; and (3) authorized the City Manager to execute all necessary documents that may be required.

11. City Council: (1) approved a non-competitive grant application due June 30, 2026, to the Virginia Department of Environmental Quality, Litter Prevention and Recycling Program, for funding in the approximate amount of \$32,124 for the Adopt-A-Park Litter Control Program (the exact amount to be determined by the Virginia Department of Environmental Quality by September 30, 2026); (2) authorized the City Manager to execute all necessary documents that may be required; and (3) thanked all the organizations participating in this program for their support and efforts to improve the appearance of the City parks and, thereby, experience of the residents visiting these parks.

12. City Council adopted the ordinance on first reading and scheduled it for public hearing, second reading and final passage on Saturday, May 16, 2026.

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

13. Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment Housing Authority (ARHA) for the Rehabilitation of The Ladrey Project.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 04/28/26, and is incorporated as part of this record by

reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote, City Council adopted the resolution authorizing the issuance of revenue bonds by the Alexandria Redevelopment and Housing Authority (ARHA) in an amount not to exceed \$20,000,000 to Ladrey Rehab LLC to rehabilitate the 11-story building, The Ladrey, located at 300 Wythe Street in the City of Alexandria, Virginia. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

The resolution reads as follows:

**RESOLUTION NO. 3376**

**RESOLUTION OF THE CITY COUNCIL  
OF ALEXANDRIA, VIRGINIA  
WITH RESPECT TO REDEVELOPMENT AND HOUSING AUTHORITY FINANCING FOR  
LADREY REHAB LLC OR AN AFFILIATE THEREOF**

WHEREAS, the Alexandria Redevelopment and Housing Authority (the "Authority") has considered the application of Ladrey Rehab LLC (the "Borrower") requesting the issuance of the Authority's revenue bonds in an amount not to exceed \$20,000,000 (the "Bonds") to assist the Borrower, or another entity affiliated with and controlled by or under common control with the Borrower, in financing and refinancing certain of the costs of the acquisition, construction, rehabilitation and equipping of a qualified residential rental facility to consist of land and improvements thereon, including an 11-story building with approximately 159 rehabilitated affordable apartments and a total floor area of approximately 130,900 square feet, to be owned and/or operated by the Borrower, and located at 300 Wythe Street in the City of Alexandria, Virginia (the "Project"), and the Authority has held a public hearing on the Bonds and the Project on March 23, 2026 (the "Public Hearing") and thereafter adopted an inducement resolution with respect to the Bonds;

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds;

WHEREAS, the Authority issues its bonds on behalf of the City of Alexandria, Virginia (the "City"), the Project is located in the City and the City Council (the "Council") constitutes the highest elected governmental unit of the City;

WHEREAS, the Authority has recommended that the Council approve the issuance of the Bonds; and

WHEREAS, a copy of the Authority's resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, and a certificate of the Public Hearing have been filed with the Council.

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

1. The Council approves the issuance of the Bonds by the Authority for the benefit of the Borrower, as required by Section 147(f) of the Code and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code"), as applicable to the Virginia housing authorities, to permit the Authority to assist in the financing of the Project.

2. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower. The issuance of revenue bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the City and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the City, will be pledged to the payment of such Bonds. Neither the City nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and money pledged therefor.

3. This resolution shall take effect immediately upon its adoption.

#### VI. Individual Action Items (Roll-Call Vote)

14. Consideration of the City's Draft FY 2027 to FY 2031 Five-Year Consolidated Plan for Housing and Community Development and Draft One Year Action Plan to Enable HUD FY 2027 Funding.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 14; 04/28/29, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman Elnoubi and carried unanimously roll-call vote, City Council: (1) received the City's Draft FY 2027 to FY 2031 Five-Year Consolidated Plan for Housing and Community Development ("Draft Consolidated Plan") and Draft FY 2027 Annual Action Plan for Housing and Community Development ("Draft Action Plan"), which contains the City's draft application for \$1,055,741 in Community Development Block Grant (CDBG) monies and \$588,874 in Home Investment Partnership Plan (HOME) monies; (2) approved the Plans; and (3) authorized the City Manager to make any necessary adjustments to the Consolidated Plan and FY 2027 Action Plan and grant application to comply with HUD regulations and/or reflect changes to grant figures received from the U.S. Department of Housing and Urban Development (HUD) and execute all necessary documents. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

#### VII. Other Business

15. Consideration of City Council Schedule.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 04/28/26, and is incorporated as part of the record by reference.)

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council: (1) approved the City Council Look Ahead to

include:

\* The Chamber ALX City Council Breakfast, May 14, at 8:00 a.m.; and

(2) received the City Council Calendar from April 2026 - December 2026.

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

16. Closed Session (if needed)(cont)

17. Adjournment.

**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council adjourned the regular meeting of April 28, 2026 at 8:54 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

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APPROVED BY:

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ALYIA GASKINS

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MAYOR

ATTEST:

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Gloria A. Sitton, CMC City Clerk

Adopted: June 9, 2026