

City of Alexandria
City Council Chambers at Del Pepper Community Resource Center
Tuesday, March 24, 2026 6:15 PM
City Council Legislative Meeting – Meeting Minutes

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. Roberts, Deputy City Attorney; Ms. Fleming, Director, Office of Communications and Community Engagement; Police Chief McGuire; Assistant Police Chief Laguna; Mr. Barbieri, Emergency Management; Ms. Pledger, CIO, ITS; Ms. Predeoux, Deputy City Manager; Ms. Mclean, Chief of Staff, City Manager's Office; Assistant Police Chief Andreas; Mr. Lambert, Deputy City Manager; Ms. Welles, Alex311; Ms. Garvey, Director, Department of Community and Human Services; Ms. Demeke, ITS.

Recorded by: Gloria Sitton, City Clerk and Clerk of Council.

I. OPENING

6:15 p.m. -- Alexandria Transit Company Stockholders Meeting.

City Council held the annual stockholders meeting with the Alexandria Transit Company.

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 (if needed).

Not needed.

II. Opening Matters

3. Moment of Silence and Pledge of Allegiance

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

III. Proclamations and Recognitions

4. Presentation of a Proclamation Recognizing March as Celebrating Senior Nutrition Programs Month.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman 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

5. Oral Reports from Members of Council on Boards, Commissions, and Committees:

***Northern Virginia Transportation Commission (NVTC) (Vice Mayor Bagley and Councilman Aguirre)**

Vice Mayor Bagley reported that the Commission discussed the General Assembly update on transit funding in the revisited budget. Vice Mayor Bagley reported that there was an update on the Merit Program funding. Vice Mayor Bagley reported that they received an update from the VRE Board chair.

***Virginia Railway Express (VRE) (Vice Mayor Bagley)**

Vice Mayor Bagley reported that VRE held a virtual board meeting with a CEO update and the announcement of the hire of a new COO. Vice Mayor Bagley reported that there was an update on the First Street Tunnel revitalization.

***Waterfront Commission (Vice Mayor Bagley)**

Vice Mayor Bagley reported that Commission discussed the feasibility study and the increase in cost. Vice Mayor Bagley reported that there was discussion of 911 calls made from the Waterfront and where those calls end up from a DEC perspective. Vice Mayor Bagley reported that the Commission discussed their charge and how they can refine their mission to include more relevant work.

***Alexandria Campaign on Adolescent Pregnancy (ACAP) (Vice Mayor Bagley and Councilman Aguirre)**

This report was deferred.

***Council of Governments (COG) - Board of Directors (Mayor Gaskins)**

Mayor Gaskins reported that the Board discussed data centers and their impact across Northern Virginia, focusing on the centers and their environment and the impacts of the centers across the region. Mayor Gaskins reported that the Boards discussed the Potomac Inceptor collapse and what are next steps for environmental remediation.

***Northern Virginia Transportation Authority (NVTA) (Mayor Gaskins)**

Mayor Gaskins reported that the Authority approved the six year program including funding for Duke Street West Phase II and Intersection and improvements along the Eisenhower Corridor. Mayor Gaskins reported that the Authority approved the FY27 CMAQ and RSTP funding recommendations for the Commonwealth Transportation Board, including funding Duke Street, BikeShare, and Safe Street studies. Mayor Gaskins noted that the Authority approved the reallocation of regional surface transportation funds.

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

Mayor Gaskins reported that the Subcommittee held a final meeting to discuss the priority bills and how they finished. Mayor Gaskins reported that there was discussion about the budget the General Assembly will reconvene to finalize.

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

Mayor Gaskins reported that the work group discussed the new systems that ARHA is implementing to respond to issues and concerns raised by residents, with a specific focus on the ledgers and processes for the organization to prevent evictions. Mayor Gaskins reviewed the issues and measures being taken to address concerns. Mayor Gaskins announced a partnership with the faith community to help clear the ledger for residents and work with them on financial literacy.

***City Council/School Board Subcommittee (Mayor Gaskins and Councilman Chapman)**

Mayor Gaskins reported that Subcommittee received an update on Kids First Years and received an update on the community health improvement plan and opportunities for the two bodies to collaborate. Mayor Gaskins reported that there was an update from ACPS on the Brent Place/Patrick Henry Link Club grant and the gap in funding and how it will be filled.

***Commission on Aging (Councilman Aguirre)**

Councilman Aguirre reported that there was presentation from WISER, the Women's Institute for a Secure Retirement and how to prepare for caregiving. Councilman Aguirre reported that there was discussion about the Age Friendly Plan.

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

Councilman Aguirre reported that the Board approved various plans and program at the meeting to address transportation and transportation infrastructure throughout the region.

***Eisenhower Partnership Board of Directors (Councilwoman Greene and Mayor Gaskins)**

Councilwoman Greene reported discussed projects that would be coming forth on Eisenhower Avenue soon. Councilwoman Greene reported that the Partnership held a successful City Manager's Breakfast on March 18. Councilwoman Greene reported that the Partnership is working on an event with Paul Stoddard, Director of Planning and Zoning.

6. City Council General Updates

- a. Councilman Aguirre attended an Iftar at William Ramsey Elementary School.
- b. Councilman Aguirre attended the Throwback Technology Exhibit at Minnie Howard.
- c. Councilman Aguirre reported that he attended the National League of Cities Congressional Cities Conference in D.C.
- d. Councilman Aguirre reported that he attended a site visit at the RFK Stadium site as a representative of WMATA.
- e. Councilman Aguirre attended an McDonald's All-American event at the Boys and Girls Club.
- f. Councilman Aguirre attended the ACT for Alexandria Legacy Month event.
- g. Councilman Aguirre congratulated El Futuro on their 20th Anniversary and congratulated Michael Strong of the Workforce Development Center on receiving an award at the event.
- h. Councilman Aguirre reported that he attended an opening reception for the eighth art installation on the Waterfront.
- i. Councilman Aguirre attended the annual civic engagement fair at the George Washington Middle School.
- j. Vice Mayor Bagley thanked Patrick Henry for hosting her for their Career

Day event.

k. Councilman Chapman reported that he attended the Agenda Alexandria event that was focused on housing solutions in Alexandria.

l. Councilman Chapman reported that he attended the Hume Storm Drain bypass meeting earlier in the evening to discuss the continued working stormwater infrastructure in the City.

m. Mayor Gaskins thanked the Campagna Center for hosting her for National Reading Month to read to one of their programs at Cora Kelly Elementary School.

n. Mayor Gaskins congratulated the students at Blessed Sacrament on their school play performance.

o. Mayor Gaskins recognized the partnership between the Alexandria Soccer Association, the Department of Recreation, Parks and Cultural Activities, and Virginia American Water for the unveiling of new water bottle filling station at Ben Brenman Park.

p. Mayor Gaskins reported that Little League will begin on Saturday with an opening ceremony to be held at Frank Mann Field at 5:30 p.m.

Mayor Gaskins requested that the roll call consent items be taken out of order

WHEREUPON, upon motion by Councilwoman Greene, seconded by Councilman Chapman and carried unanimously, City Council considered the Roll-Call Consent items out of order. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

(see below items 8-12)

City Manager's Oral Report

7.
 - FIFA Update
 - APD 2025 Crime Stats Public Safety Update
 - After Action Report on 2026 Storm Event
 - Waterfront Flood Mitigation Update on Pumping Station

City Manager Parajon gave oral reports and update on the following topics:

*FIFA Update

City Council received an update for Mr. O'Leary, CEO, Visit Alexandria on the partnership with FIFA for the upcoming World Cup events.

***APD 2025 Crime Stats Public Safety Update**

Police Chief McGuire gave a presentation on the crime statistics for 2025 and responded to questions from Council.

***After Action Report on 2026 Storm Event**

Deputy City Manager Emily Baker gave an overview of the storm event from February, with information on how staff responded and what the City would do to respond to similar situations in the future.

***Waterfront Flood Mitigation Update on Pumping Station**

City Council gave staff the directive to further evaluate Option 3 - Enhanced Gravity System and further develop design for improved gravity-system and backflow, remove pump station and defer majority of Point Lumley Park/Bulkhead, determine construction means and methods, validate construction costs (vs funding). Staff should also have stakeholder outreach and public engagement for the community as well as update the project schedule.

**V. Action Docket
Roll-Call Consent Items (8-12)**

8. Consideration of a Grant Application to the FY2027 Combating Hate Crimes Grant Program through the Virginia Department of Criminal Justice (DCJS).

(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. 8; 03/24/26, and is incorporated as part of this record by reference.)

9. Consideration of a Grant Application to the Virginia Department of Emergency Management (VDEM) for the Public Safety Answering Point (PSAP) Grant Program for Resiliency.

(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. 9; 03/24/26, and is incorporated as part of this record by reference.)

10. Consideration of a Grant Application to Next Generation 9-1-1 (NG9-1-1) Funding and Virginia Public Safety Answering Point (PSAP) Education Program Through The Virginia Department of Emergency Management (VDEM) for Educational Training.

(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; 03/24/26, and is incorporated as part of this record by reference.)

11. Consideration of a Housing Trust Fund Grant of up to \$400,000 to Housing Alexandria to Provide Rental Subsidies for Eight Units at the Naja Apartments (Building Two) of the Glebe and Mount Vernon Redevelopment in Arlandria.

(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; 03/24/26, and is incorporated as part of this record by reference.)

12. Consideration of a Resolution to provide a Housing Opportunities Fund Loan of Up to \$4 Million to Housing Alexandria to Facilitate Construction of the Naja Building.

(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. 12; 03/24/26, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Green and carried unanimously by roll-call vote, City Council approved the roll-call consent items. The approval was as follows:

8. City Council: (a) retroactively approved the grant application to Virginia Department of Criminal Justice (DCJS) Grant Program (applied on March 17, 2026) for up to \$150,000; and (b) authorized the City Manager to execute all necessary documents that may be required.

9. City Council: (a) approved the submission of a grant application for up to \$350,000; and (2) authorized the City Manager to execute the necessary documents that may be required.

10. City Council: (a) retroactively approved the submission of the grant application (applied on January 30, 2025) for up to \$5,000; and (b) authorized the City Manager to execute the necessary documents that may be required.

11. City Council: (1) approved the rental subsidy grant in the amount of \$400,000; and (2) authorized the City Manager to execute any necessary documents related to the rental subsidy grant agreement for Housing Opportunity Tax Credit (HOTC) application.

12. City Council approved a resolution to provide the final installment of the planned City funding package for Building Two of the Glebe-Mount Vernon development redevelopment and authorized the City Manager to execute all documents necessary to implement the Housing Opportunities Fund (HOF) loan.

The resolution reads as follows:

RESOLUTION NO. 3369

**RESOLUTION APPROVING LOAN
FUNDS AND THE EXECUTION AND DELIVERY
OF LOAN DOCUMENTS FOR HOUSING
ALEXANDRIA'S GLEBE-MOUNT VERNON DEVELOPMENT**

WHEREAS, Housing Alexandria ("HALX") (Alexandria Housing Development Corporation) is a Virginia non-stock and nonprofit corporation, which is committed to developing and maintaining affordable housing opportunities in the City of Alexandria, Virginia;

WHEREAS, in October 2024 HALX began implementing the multi-phase Glebe-Mount Vernon redevelopment on land it assembled at the intersection of Mount Vernon Avenue and Glebe Road. When complete the 3.2-acre site will offer 495 affordable rental units and more than 20,000 square feet of community-serving commercial space;

WHEREAS, prior Council actions in 2022, 2023 and 2024 included development approvals and multi-year funding commitments related to land acquisition, infrastructure work, and ultimately construction of Building One (the Sanse Apartments). Sanse will deliver 416 affordable units this year, with marketing and lease up of the first phase beginning this Spring;

WHEREAS, Building Two (Naja Apartments) will deliver 79 affordable rental units and approximately 15,750 square feet of first floor commercial space along Mount Vernon Avenue. Across the development, all units will be affordable at or below 80% of Area Median Income, with more than 75% at or below 60% AMI and approximately 25% at or below 40% AMI. More than half of the units are two- and three-bedroom family-sized apartments;

WHEREAS, Council has approved approximately \$79.7 million in funding support to date, and the project is both on schedule and on budget. The current \$4 million loans request is consistent with the funding plan presented by HALX in 2022 and represents the final installment of City funding; and

WHEREAS, HALX has requested a City Housing Opportunities Fund (HOF) loan of up to \$4 million to facilitate funding for construction of the Naja building, the final phase of the Glebe-Mount Vernon Development in Arlandria.

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

1. It is found and determined that the best interests of the City and its citizens will be served by the agreement by the City Council to provide loan funds in the amount set forth above and to execute documents related thereto with HALX or an entity which is managed and controlled by HALX.
2. The City Manager is hereby authorized and directed to execute and deliver the necessary documents, provided that the terms and conditions thereof are deemed to be in the best interests of the City by the City Manager, after consultation with the City Attorney.

DRAFT

3. The City Manager is hereby authorized and directed to carry out the obligations set forth in the documents, and to take all proper steps on behalf of the City as may be required in connection with the financing of the project or with the carrying out of any matter authorized by this Resolution or executed documents.
4. Nothing contained herein or in the executed documents legally bind or obligate the City Council to appropriate funds.
5. All other acts of the City Manager or other officers of the City in furtherance of the project and the execution and delivery by the City of the documents are hereby ratified, approved, and confirmed.
6. No covenant, condition, agreement, or obligation contained in the documents shall be deemed to be a covenant, condition, agreement, or obligation of any officer, employee, or agent of the City in his or her individual capacity, and no officer of the City executing the documents shall be liable personally on the documents, or be subject to any personal liability or accountability by reason of the execution and delivery thereof.
7. This Resolution shall take effect immediately.

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

VI. Individual Action Items (Roll-Call Vote)

13. Consideration of Receipt of the Alexandria Commission on Aging Age Friendly Plan 2026-2029.

(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; 03/24/26, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council: (1) received the Age-Friendly Plan for a Livable Community 2026-2029 from the Commission on Aging; and (2) adopted the Age-Friendly Plan for a Livable Community 2026-2029. 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

14. 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. 14; 03/24/26, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman Aguirre and carried unanimously, City Council: (1) approved the City Council Look Ahead to include: April 13, Inova Alexandria Campus Topping Out Ceremony at 3:00 p.m.; and (2) received the City Council Calendar from March 2026 - December 2026. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Gaskins, Councilman Aguirre, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

15. Closed Session (if needed)

Not Needed.

16. Adjournment.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilwoman Greene, seconded by Vice Mayor Bagley and carried unanimously, City Council adjourned the regular meeting of March 24, 2026 at 10:50 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.

APPROVED BY:

ALYIA GASKINS MAYOR

ATTEST:

Gloria A. Sitton, CMC City Clerk

Adopted: May 12, 2026