

**City of Alexandria  
Meeting Minutes  
Tuesday, May 28, 2024 7:00 PM  
City Council Legislative Meeting**

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Present: Mayor Justin M. Wilson, Vice Mayor Amy B. Jackson, Members of Council Canek Aguirre, Sarah R. Bagley, John Taylor Chapman, Alyia Gaskins, and R. Kirk McPike.

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Ms. McIlvaine, Director, Office of Housing, Ms. Castaneda, Director, Transportation and Environmental Services (T&ES); Mr. Medina, Department of Project Implementation (DPI); Ms. Lassiter, T&ES; Ms. Liebnitzky, T&ES; Ms. Atwood, T&ES; Ms. Kelleher, Interim City Manager/Director, Human Rights; Mr. LaColla, Division Chief, Planning and Zoning; Mr. Moritz, Director, Planning and Zoning, Ms. Taylor, Legislative Director/Assistant City Manager; Ms. Fleming, Director, Office of Communications and Community Engagement (OCCE); Ms. Teate, OCCE; Ms. Taylor, Director, Finance; Mr. Gonsalves, Assistant City Manager; Mr. Turscak, Office of Housing; Mr. Smith, Information Technology Services (ITS); Ms. Demeke, ITS; and Police Lt. Lion.

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

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**I. OPENING MATTERS**

1. Calling the Roll

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

2. Electronic Participation Resolution (if needed)

None.

3. Closed Session (if needed)

None.

4. Moment of Silence and Pledge of Allegiance

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

**II. PROCLAMATIONS AND RECOGNITIONS**

5. Presentation of a Proclamation Recognizing Jewish American Heritage Month.

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

6. Presentation of a Proclamation Recognizing Chesapeake Bay Awareness Week.

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

### **III. Oral Reports from Members of Council on Boards, Commissions, and Committees**

#### **\*Virginia Railway Express (VRE) (Councilmember Bagley)**

Councilmember Bagley reported that a ribbon cutting was held at the refurbished Fredericksburg station for the VRE Station. Councilmember Bagley also highlighted the regional study group called DMV Moves to studying transportation funding in the region.

#### **\*Alexandria Campaign on Adolescent Pregnancy (ACAP) (Councilmember Bagley and Councilman Aguirre)**

Councilmember Bagley reported that she and Councilman Aguirre attended the ACAP event held at the Del Pepper Community Center on May 16 celebrating Sex Ed for All. Councilmember Bagley noted there was rise in some statistics and wanted to work with the young people to communicate best practices with them. Councilmember Bagley noted that the closing event was moderated by youth focusing on peer behavior and peer pressure informs the behavior of the youth.

#### **\*Waterfront Commission (Councilmember Bagley)**

Councilmember Bagley reported that the Commission discussed about the feedback to be sent to the Council and the City Manager regarding the Waterfront Small Area Plan and the upcoming flood mitigation work along the waterfront. Councilmember Bagley noted there was focus on the pump house and how it can be useful for the waterfront. Councilmember Bagley noted that the Commission will host a waterfront walk in June.

Councilmember Bagley encouraged everyone to attend the Portside Festival on the Waterfront on June 22.

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

Councilman Aguirre reported that TPB discussed the express lanes along 495 and concern was expressed about the proposal from VDOT to install express lanes across the Wilson Bridge into Maryland instead of Metro into Prince Georges County.

#### **IV. Oral Report from the City Manager**

##### **7. Short Term Rental Update**

City Council received the report from Planning and Zoning staff on short term rental properties in the City and staff responded to questions and outlined a timeline to bring zoning text amendments regarding short term rentals back to Council for consideration.

##### **8. 2024 General Assembly Wrap-Up Report.**

Legislative Director Sarah Taylor gave Council an update on the final actions from the Virginia General Assembly and responded to questions from Council about specific legislation passed.

#### **V. ACTION DOCKET Regular Consent Calendar (9-10)**

##### **9. 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. 9; 05/28/24, and is incorporated as part of this record by reference.)

##### **10. Consideration of a loan to Wesley Housing of up to \$291,300 to fund the partial renovation of Parc Square Apartments.**

(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; 05/28/24, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously, City Council approved the consent calendar. The approvals were as follows:

9. City Council: (1) approved a non-competitive grant application to the Virginia Department of Environmental Quality Litter Prevention and Recycling Program for the Adopt-A-Park Litter Control Program due June 30, 2024; and (2) authorized the City Manager to execute all necessary documents that may be required.

10. City Council: (a) approved a Housing Opportunities Fund (HOF) loan of up to \$291,300 comprised of federal HOME Investment Partnership Program (HOME) monies to renovate eight units and address structural issues at Wesley Housing's Parc Square

Apartments; and (b) authorized the City Manager to execute such documents as may be necessary to implement and secure the loan.

The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

## **VI. Roll-Call Consent Calendar (11)**

11. Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Industrial Development Authority of the City of Alexandria for Goodwin House Incorporated. [ROLL-CALL VOTE]

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council adopted a resolution authorizing the issuance of revenue bonds by the Industrial Development Authority of the City of Alexandria for Goodwin House Incorporated. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

The resolution reads as follows:

### **RESOLUTION NO. 3224**

#### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA REGARDING THE APPROVAL OF ISSUANCE OF BONDS BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF ALEXANDRIA FOR THE BENEFIT OF GOODWIN HOUSE INCORPORATED**

**WHEREAS**, the Industrial Development Authority of the City of Alexandria (the "Authority") is empowered by the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act") to issue its revenue bonds for the purposes of, among other things, financing or refinancing facilities for the residence or care of the aged thereby promoting the safety, health, welfare, convenience, and prosperity of the residents of the Commonwealth of Virginia (the "Commonwealth").

**WHEREAS**, the Authority received a request from Goodwin House Incorporated (the "Borrower"), the principal business address of which is 4800 Fillmore Avenue, Alexandria, Virginia 22311, for the issuance by the Authority of its revenue bonds in an amount not to exceed \$65,000,000 (the "Bonds") to assist the Borrower with:

(1) The refunding of all or a portion of the outstanding principal amount of the Authority's Taxable Residential Care Facilities Revenue Refunding Bond (Goodwin House), Series 2022A (the "Series 2022A Bond"), the proceeds of which were loaned to the Borrower (A) to refund the Fairfax County Economic Development Authority's (the "Fairfax Authority") Residential Care Facilities Mortgage Revenue Refunding Bonds (Goodwin House Incorporated), Series 2016A (the "Series 2016A Bond") and (B) to pay the costs of issuing the Series 2022A Bond. The proceeds of the Series 2016A Bond were used (i) to refinance prior debt obligations of the Fairfax Authority and the Authority, which prior debt obligations financed

or refinanced various capital projects at the Borrower's continuing care retirement communities known as Goodwin House Alexandria located at 4800 Fillmore Avenue, Alexandria, Virginia 22311 ("Goodwin House Alexandria") and Goodwin House Bailey's Crossroads located at 3440 South Jefferson Street, Falls Church, Virginia 22041 ("Goodwin House Bailey's Crossroads"), as well as the costs of issuing such debt obligations and the costs of related reserves and credit enhancements, and (ii) to pay the costs of issuing the Series 2016A Bond and the costs of related reserves.

(2) The financing of, if and as needed, capitalized interest on the Bonds, a debt service reserve fund for the Bonds, costs of issuance related to the issuance of the Bonds, working capital, routine capital expenditures at Goodwin House Alexandria and Goodwin House Bailey's Crossroads and other related costs (collectively, the "Plan of Finance").

**WHEREAS**, Goodwin House Alexandria and Goodwin House Bailey's Crossroads will be used by the Borrower in furtherance of its mission to provide facilities for the residence or care of the aged.

**WHEREAS**, because Goodwin House Alexandria is located in the City of Alexandria, Virginia, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and Sections 15.2-4905 and 15.2-4906 of the Act require that the City Council of the City of Alexandria, Virginia (the "City Council") approve the issuance of the Bonds.

**WHEREAS**, the Authority held a public hearing on the issuance of the Bonds, following reasonable public notice, as required by, and in compliance with, Section 147(f) of the Code and Section 15.2-4906 of the Act, and adopted a resolution on May 17, 2024 (the "Authority Resolution") that recommended and requested that the City Council approve the issuance of the Bonds.

**WHEREAS**, the Fairfax Authority held a public hearing on the issuance of the Bonds and approved the issuance of the Bonds by resolution adopted on March 19, 2024.

**WHEREAS**, prior to the issuance of any Bonds, the Board of Supervisors of Fairfax County, Virginia will approve the issuance of the Bonds, all in accordance with Section 147(f) of the Code and Sections 15.2-4905 and 15.2-4906 of the Act.

**WHEREAS**, a copy of the Authority's Summary of Authority's Public Hearing, which includes (i) the Authority Resolution and (ii) a reasonably detailed summary of the comments expressed at the Authority's public hearing has been filed with the City Council.

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

1. The City 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 Act, to permit the Authority to accomplish the Plan of Finance.

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 Borrower or the Plan of Finance.

3. As required by the Act, the Bonds shall provide that (except as required under the Act) none of the Authority and the City of Alexandria, shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and moneys pledged therefor, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia nor any political subdivision thereof, including the Authority, and the City of Alexandria, shall be pledged thereto.

4. The Bonds shall not be issued until all governmental approvals as required by the Act and the Code have been obtained, including approval by both the Authority and the City Council.

5. Subject to paragraph 4, this resolution shall take effect immediately upon its adoption.

## **VII. ACTION MATTERS**

### **Recommendations from the City Manager**

12. Amendment of Business Improvement Service District Guidelines.

(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; 05/28/24, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by ?????, seconded by ????? and carried unanimously, City Council adopted the amended Business Improvement Service District Guidelines (redlined) with the following amendments to the proposal: allow for 60-day time period, send letters to all property owners in the applicable BID zones; and create a standard voting form for the process to be reviewed by the City Manager's Office and the City Attorney. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike,

## **VIII. Resolutions**

13. Consideration of a Resolution Identifying City of Alexandria Priorities for Federal Funding Opportunities and Requesting Congressional Delegation Support. [ROLL-CALL VOTE]

(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; 05/28/24, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilwoman Gaskins and carried 6-0-1 by roll-call vote, City Council adopted a resolution identifying City of Alexandria Priorities for Federal Funding Opportunities and requesting Congressional Delegation support. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, and Councilwoman Gaskins; Opposed, none; Recusal, Councilman McPike.

The resolution reads as follows:

## **RESOLUTION NO. 3225**

### **Identifying City of Alexandria Priorities for Community Project Funding and Requesting Congressional Delegation Support**

WHEREAS the City of Alexandria is committed to addressing inequalities and needs that impact residents, businesses, workers, and visitors throughout our community, and;

WHEREAS the City of Alexandria invests significant City resources in addressing these inequalities and needs, including in the specific areas of housing security, protection and expansion of our affordable housing stock, business stability and recovery, workforce development, public health and safety, flood mitigation, and;

WHEREAS the United States Congress and the Executive Branch have identified numerous avenues for additional, significant, direct investment in communities as opportunities to create jobs, invest in both people and infrastructure, and work to address the ongoing needs of families, businesses, neighborhoods and communities across our country, and;

WHEREAS currently these funding opportunities include Community Project Funding in appropriations bills in Fiscal Year 2025 and;

WHEREAS this potential funding source presents a significant opportunity for the City to propose and request support from our Congressional delegation for critical projects in specific funding areas to benefit our residents, businesses, workers, and visitors, and;

WHEREAS the City of Alexandria has identified eight projects appropriate for funding through the Community Project Funding process, including:

- Re-employment and upskilling programs and services;
- Affordable housing preservation in Arlandria neighborhood;
- Flash flooding “spot improvement” project;
- Resiliency of City emergency shelter;
- Emergency communications interoperability;
- Historic preservation and interpretation at Freedom House;
- Technology to support violence intervention and crime prevention;
- Ewald Park improvements, and,

WHEREAS these projects are clear priorities for the City and address significant inequalities and recognized needs in the City of Alexandria in the areas of human services, community development, public health and safety, and infrastructure.

THEREFORE BE IT RESOLVED, the City Council of the City of Alexandria supports these local priorities and endorses them for consideration for federal funding opportunities.

BE IT FURTHER RESOLVED, the City Council of the City of Alexandria calls upon our Congressional delegation to support these local priorities in the areas of human services, community development, public health and safety, and infrastructure and work to secure federal funding for these projects and programs.

BE IT FINALLY RESOLVED, that copies of this resolution be transmitted to the members of the Alexandria Congressional delegation – the Honorable Mark R. Warner, the Honorable Timothy M. Kaine, and the Honorable Donald S. Beyer, Jr.

**IX. Ordinances**

None.

**X. Other Business**

14. Oral Reports and Oral Presentations from Members of City Council

1. Councilman Aguirre congratulated the next SITE SEE artist, Nekisha Durrett, on being selected to display her art along the Waterfront.

2. Councilman Aguirre stated that he attended the Annual Health Expo hosted by the Human Resources Department.

3. Councilman Aguirre stated that he attended the Bike to Work Day, which had almost 1000 participants.

4. Councilman Aguirre congratulated the Charles Barrett Elementary School on their successful carnival.

5. Councilman Aguirre stated that he attended a ribbon cutting for the new salon, Enchant Hair Company, located on Mount Vernon Avenue.

6. Councilman Aguirre stated the annual Speed in Style car show was held over the weekend in Old Town Alexandria.

7. Councilman Aguirre stated that he attended the annual Flag Raising at the Old Dominion Boat Club.

8. Councilman Aguirre attended the ACT for Alexandria Youth Council Symposium.

9. Councilman Aguirre attended the Cookout hosted by Alexandria Police Department at Southern Towers.

10. Councilman Aguirre stated that there is a new art installation at the Rosslyn Metro Station.

11. Councilman McPike also mentioned that he attended the ACT for Alexandria Youth Symposium.

12. Councilman McPike stated that there were several memorial services recognizing Memorial Day including the annual Rocky Versace Memorial Day event. Councilman McPike also noted that there was a plaque unveiling at the Alexandria War Memorial honor the 68 citizens who died in the Vietnam War.

13. Vice Mayor Jackson mentioned there would be a plaque unveiling honoring veterans at Gadsby Tavern during the summer.

14. Vice Mayor Jackson requested staff to bring to Council information about establishing an early voting precinct in the West End, including the fiscal impact of establishing such a precinct.

15. Councilman Chapman stated that Visit Alexandria would be hosting its annual Social, where Patricia Washington will be honored for her upcoming retirement.

16. Councilman Chapman stated that there will be a park dedication honoring Judy Noritake for her service to the community.

17. Mayor Wilson requested that staff bring to Council for consideration about decorum at Council meetings.

18. Mayor Wilson requested that staff, including the City Attorney, look at ordinance addressing the number of dogs residents are allowed to own. Mayor Wilson also noted that other issues might be evaluated in the ordinance at the time of consideration.

15. Consideration of City Council Calendar.

(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; 05/28/24, and is incorporated as part of this record by reference.)

**WHEREUPON**, motion by Councilman McPike, seconded by Councilmember Bagley and carried unanimously, City Council received and approved the FY 2024 City Council Calendar. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

Closed Session (if needed)

## **XI. ADJOURN**

**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Councilmember Bagley, seconded by Councilman Chapman and carried unanimously, City Council adjourned the regular meeting of May 28, 2024 at 9:50 p.m. The vote was as follows: Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

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**APPROVED BY:**

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**JUSTIN M. WILSON      MAYOR**

ATTEST:

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Gloria A. Sitton, CMC    City Clerk

Adopted:    June 11, 2024