

NORFOLK, VIRGINIA

MEETING OF COUNCIL

TUESDAY, MARCH 3, 2020

Dr. Alexander, Mayor, called the meeting to order at 4:00 p.m. with the following members present: Mrs. Courtney R. Doyle, Mrs. Angelia Williams Graves, Mrs. Mamie B. Johnson, Mrs. Andria P. McClellan, Mr. Paul R. Riddick, Mr. Tommy Smigiel, and Mr. Martin Thomas Jr.

He then called on the City Manager to proceed with the agenda.

ANNOUNCEMENTS

Dr. Filer announced:

- The new Fire-Rescue Chief is Mr. John DiBbacco. Acting Chief Mike Brooks will continue to serve as Deputy Chief.
- Assistant Director, Ms. Denise Gallup, will serve as Acting Director of Human Services.

POP UPS

COVID-19

Presenter: Mr. Jim Redick, Director, Emergency Preparedness and Response

Mr. Redick stated a strong plan is in place that has been built from previous incidents such as the Swine flu, Ebola, and Zika viruses, etc. We have guidance from Dr. Lindsay and her Public Health team, and we will support them with transferring medicine and prophylactics to dispensing sites, providing security at dispensing sites, etc. We are also scheduling weekly meetings to review the latest updates as the virus continues to spread and updates will be provided to Council as we continue to develop incident action plans to address the issue. In addition, Ms. Lori Crouch has been working with other regional Public Information Officers to ensure that accurate and accessible information is going out to the public. Information from the Virginia Department of Health and Centers for Disease Control as well as a

copy of the city's plan is available on the website or call 877-ASK-VDH3 (877-275-8343).

PACE Bike Share Program

Dr. Filer announced that Zagster is suspending the PACE Bike Share Program in Norfolk. We will issue an RFP to seek another company to provide a ride share service.

Councilwoman Doyle recommended reaching out to community sponsors to inform them of Zagster's decision.

AGENDA

Mid-Eastern Athletic Conference (MEAC) Tournament Update

Presenters: Mr. John Rhamstine, Director, Cultural Facilities, Arts & Entertainment

Dr. Dennis E. Thomas, Commissioner, Mid-Eastern Athletic Conference

Mr. Rhamstine stated we are in the fifth year of a potential six-year relationship with the Mideast Athletic Conference Basketball Tournament, men's and women's, and it's been a great relationship not only with the tournament but also with Dr. Thomas.

Dr. Thomas thanked Mayor Alexander, Dr. Filer, and the City Council for their continued support and stated Norfolk has been a tremendous host city. The merchants, restaurants, and hotels have been very hospitable and friendly to the players and to all the fans. He added that community engagement is important and the "Read with the MEAC" has been a very successful event for Norfolk Public Schools. The school that reads the most books receives a \$3,000 award; second place receives \$1,500. Also, there is a youth clinic at the KROC Center with all the head coaches of the men's and women's teams who will instruct youth on basketball and academics.

Councilwoman Graves asked if the 2020 Census could be mentioned on one of the rotating announcement screens at the Scope.

Councilman Riddick asked that our police department not be overzealous with parking tickets and suggested it might be appropriate to bag some no parking signs during the tournament. He also expressed concerns with predatory towing.

Councilman Smigiel stated that two years ago the Academy for Discovery at Lakewood hosted MEAC teams for practice sessions and they would be happy to host again if needed. He added the basketball players from the school were able to watch the practices which was a great learning experience for them.

Inclusionary Housing Recommendations

Presenters: Ms. Ruth Jones-Nichols, St. Paul's Advisory Committee

Councilwoman Graves introduced Ms. Jones-Nichols, a great advocate and public servant for the community. Ms. Jones-Nichols is the President and CEO of the Foodbank of Southeastern Virginia and the Eastern Shore. She is Chairman of the Subcommittee on Inclusionary Housing and she has great insight into the needs of the community.

Dr. Jones-Nichols stated at one point in her life she was part of a household that needed the types of services being discussed today and that drives her to do her very best at all times when thinking about creative solutions to better serve the community. She quoted from a report called Hunger and Food Insecurity: The Causes and Consequences. The report states, in the City of Norfolk, there are over 45,000 individuals who struggle with food insecurity each year. Mapping revealed there are three census tracts that are disproportionately impacted by food insecurity. As an organization they knew they needed to delve more deeply into some of the systemic barriers, some of which are related to housing.

Vision Statement :

- Norfolk hosts an array of quality housing options throughout the city that are available to all residents, regardless of income. Inclusionary Housing Goals means safe, sanitary, affordable, and attractive housing is in neighborhoods of opportunity and not concentrated by neighborhood or any parts of the city. Opportunity includes access to quality schools, transportation options, employment opportunities, healthcare, parks, and related services.

Inclusionary Housing Goals:

- Both existing and new housing will be mixed-income and result in mixed-income developments and neighborhoods.
- Norfolk residents pay no more than 30% of their income to meet housing needs. The policy is inclusive of and affirmatively addresses all special populations.

Recommended Actions :

Planning-

- Make inclusionary housing part of the city's culture to proactively approach applicants, developers, existing building owners, and managers to include affordable housing options, particularly in neighborhoods of opportunity.
- Require that affordable housing always includes mixed-income housing with market rate units.
- Require developers to ensure a percentage of new housing units be affordable by those earning 60% or less of Area Median Income (AMI) when purchasing city or NRHA-owned property.

Structure-

- Develop an interdepartmental team tasked with making timebound and measurable recommendations for an incentive structure for developers and property managers for mixed-income and inclusionary housing:
 - Planning
 - Office of St. Paul's Transformation
 - Neighborhood Development
 - Budget
 - Finance
 - Economic Development
 - NRHA
- Lobby for additional tools to address the availability of affordable housing, including expanding local powers to implement meaningful inclusionary housing mandates. (Beyond what is currently allowed in the Virginia Code)

Incentives/Programs-

- Enhance current city programs, such as targeted rental rehabilitation loans or grants, to incentivize the creation, retention, and improvement of housing affordable by those earning 60% or less of AMI, targeting neighborhoods of opportunity.
- Enhance current programs that connect renters and landlords and provide an institutional structure to ensure the rights and responsibilities of both parties.
- Explore options for establishing and funding housing inspection programs, such as occupancy permit programs, to ensure that the existing affordable housing stock is safe and sanitary.

Ms. Graves stated that a landlord summit was held earlier today that included landlords, Norfolk Redevelopment & Housing Authority, tenants, and the Department of Neighborhood Development.

Citywide Environmental Sustainability

Presenter: Ms. Esi N. Langston, Environmental Sustainability Manager

Ms. Langston stated she has worked in the sustainability field for over ten years in various industries such as green building consulting, consumer packaged goods, hospitality, transportation, and event management. She most recently managed the corporate sustainability program for Norfolk Southern and instituted a zero-waste strategy at the Virginia Beach Amphitheater. She added that she will work closely with Norfolk's Office of Resilience.

In 2017, as a result of strong citizen action and the leadership of Mayor Alexander, Norfolk became a signatory to the Global Covenant of Mayors for Climate & Energy. By joining, Norfolk committed to measuring greenhouse gases, creating a target to reduce those emissions, and establishing a mitigation and adaptation plan. In 2019, the subsequently appointed Mayor's Advisory Commission on Climate Change Mitigation and Adaptation authored a Climate Action Plan which was first presented to Council last April by Dr. Theresa Whibley, Councilwoman Andria McClellan, and Ms. Morgan Whayland.

The Climate Action Plan is a very detailed plan with 63 different strategies to reduce carbon emissions within our city. Ms. Langston stated that her role is to now sift through the strategies and determine what is feasible given our constraints and our different opportunities. She will be seeking input from other stakeholders such as internal city departments, City Council, the community at large, and businesses. At present, she is in the information gathering stage and has been meeting with different groups such as Keep Norfolk Beautiful, Norfolk Environmental Commission, Mothers Out Front, Watershed Management Task Force, etc.

Climate Action Plan /Six Major Areas

- Renewable Energy Production
- Engagement, Outreach, & Education
- Transportation
- Consumption & Waste
- Food & Agriculture
- Buildings & Energy Use/Efficiency

Ms. Langston noted that this year we received a grant for \$112,000 from the Southeastern Energy Efficiency Alliance to evaluate our city energy use and come up with a strategy to reduce it.

We will use the grant to launch three new initiatives:

- Energy Roadmap
- Energy Treasure Hunts
- Grant-funded Position

Councilman Smigiel suggested that recycling at Norfolk Public Schools should be a topic for discussion at Council's next joint meeting with the School Board.

Councilwoman Graves suggested instituting a smart scale for landlords receiving grant funds to upgrade their properties.

Mid-Year Budget Update

Presenter: Mr. Gregory Patrick, Director of Budget

Mr. Patrick provided a mid-year financial update:

Update FY 2019 General Fund Year-End

Preliminary FY 2019 Surplus: \$6.9 million (0.8 percent under budget)

Final FY 2019 Surplus: \$7.4 million (0.8 percent under budget)

Proposed Use of FY 2019 Surplus Based on Financial Policy

Tier 1 Policy-Policy that applies when reserves are not at their required minimum

- Unassigned General Fund Reserve: \$1,682,071
- Inclusive Development Opportunity Fund: \$2,000,000

Tier 2 Policy-Policy that applies when reserves are at their required minimum, but not maximum

- Risk Management Reserve: \$1,861,121
- Cash fund (pay-go) Capital Improvement Plan: \$1,861,121

Tier 3 Policy-Policy that applies when reserves are fully funded at their maximum requirement

- Not applicable (Risk Management Reserve not at maximum requirement)

Status of Financial Reserves with FY 2019 Surplus

Reserve	FY 2019 Status	Policy Requirement (FY 2019)	
		Minimum	Maximum
Unassigned General Fund Reserve	\$65,788,060	\$65,788,060	
N/A			
Risk Management Reserve	\$7,171,121	\$5,000,000	
	\$8,000,000		
Economic Downturn Reserve	\$5,000,000	\$5,000,000	
	\$5,000,000		
Inclusive Development Opportunity Fund	\$2,000,000	\$2,000,000	
	\$2,000,000		

FY 2020 Mid-Year Status
FY 2020 General fund Mid-Year Status

Year-to-date through December

- Revenues are tracking the budget like prior years
- General property taxes are tracking slightly above the budget offsetting other local taxes tracking slightly below budget
- Expenditures are also tracking the budget in line with prior years
- Personnel savings anticipated with position-based budgeting
- Based on current revenue and expenditure trends, the budget is tracking like prior years

FY 2021 General Fund Outlook Update
FY 2021 Base Budget Gap Update
Updated estimates reduced the base budget gap

Preliminary estimate (November Financial Update)	<u>(\$5.8 million)</u>
Base revenue growth	\$3.2 million
Base expenditure growth:	
NPS local revenue share (increases to \$3 million from \$2 million (\$1.0 million))	
Net all other base expenditure growth	<u>(\$0.5 million)</u>
Updated Base Budget Gap	<u>(\$4.1 million)</u>

Looking Ahead
Budget Drivers Outlook

Expenditure growth continues to outpace revenue growth and it does so as we look forward (graph provided at Council retreat). Over the course of the next eight years, our primary budget drivers are growing at a rate that is substantially faster than what our overall revenue looks like. Looking forward over the next eight years, across the entire General Fund budget we're looking at revenue growth of approximately 1.3%.

Look Ahead

Keeping the Budget in Balance

- Cost of current level of services is unsustainable into the future
 - Clarify City Council priorities
 - Evaluate policy and discretionary funding to ensure alignment with City Council's priorities and to sustain core services
- Continue a maintenance Capital Improvement Project (CIP) to reserve future debt capacity for significant projects

Councilman Smigiel asked for a comparison with other cities in terms of: Risk Management Reserve, Economic Downturn Reserve, and Unassigned General Fund Reserve.

Mayor Alexander suggested looking at policies and practices put in place by previous Councils and consider whether they are still a priority of this Council.

City Planning Updates

Presenter: Mr. George M. Homewood, Director of Planning

Mr. Homewood reported on Planning projects:

New Projects :

Gravity 400

- 400 Waterside Drive
- 273 apartments, 135 parking spaces
- Will require right-of-way vacation, development certificate, conditional use permit, and design review

Colona's Drydock #3 Relocation

- Construction of bulkhead and pier, stormwater outfall and rip rap to facilitate relocation of Drydock #3
- Scheduled for Norfolk Wetlands Board March 11th

Project Updates

Under Construction

- Retreat at Harbor Point - 350 Campostella Avenue, 246 apartments
- Pinewell Station - 719 E. Ocean View Avenue, 145 apartments
- Aspire at East Beach - 4801 Pretty Lake Avenue, 132 senior apartments
- Villa Marina Apartments - 8142 Shore Drive, 105 apartments
- Harbor's Edge 2 - 1 Colley Avenue, 139 senior apartments, 30 memory care units

Project Updates

In Site Plan Review

Market Heights Apartments - 630 Tidewater Drive, 164 apartments

Riverside Apartments - 5827 Curlew Drive, 236 apartments

PABP Apartments - 1140 E. Princess Anne Road, 118 apartments

The Lofts at Front Street - 533 Front Street, 258 apartments

Multifamily Design Principles

Presenter: Ms. Mel Price, AIA, LEED AP, Work Program Architects

Mr. Homewood stated they have been working on multi-family design principles over the last year, which ties in with inclusionary housing and the need for equitable approaches.

Ms. Price added they are trying to gather support for the design principles. The purpose for the multi-family guidelines is to facilitate high-quality multi-family development that provides a mix of type and cost of housing. These principles will be used to evaluate multifamily housing in all neighborhoods and character districts.

Traditional American Neighborhood

- Safe (eyes on the street)
- Sense of Community
- Mixed Type/Cost of Homes - people at different stages of life (diversity)

Nine attributes of great neighborhoods :
Streets -

An inter-connected network of pedestrian-scale streets provide safe pedestrian access to many of the functions of daily life within walking distance. They are spaces for social interaction. The shorter the distance between intersections, the more connected the neighborhood will be.

Access -

Convenient public transit provides access to opportunities for education, employment and cultural experiences.

Neighborhood -scale Blocks -

Blocks less than three acres provide a more walkable community and connectivity than do larger ones.

Perimeter Blocks -

The blocks provide sites for a variety of building types which line the perimeter of the block with their front facades facing the street. Service, parking and private yards are in the middle of the block, screened from public view by the buildings.

Diverse Building Types -

Within each block, there is a wide variety of building type, ranging from small cottages to large homes and including several duplexes and houses, row houses, small and large apartment buildings.

Mixed Income -

The diverse building types support diverse residents, naturally creating mixed income communities.

Mixed Use -

Many of the functions of daily life are provided within a ten-minute walk in the neighborhood, including shops, offices, services, schools, health facilities, and recreation.

Active street frontages -

In each block there is a variety of front porches and entrances to houses, apartments, and shops which provide more activity on the street. Together with many windows, these provide natural security for the street by serving as “eyes on the street.”

Amenities, Parks and Open Space -

A diverse range of spaces from small parks to play fields, serve people of all ages.

The Challenge -

Traditional American neighborhoods eroded in the 20th Century by:

- Suburban sprawl
- Total reliance on automobile transportation instead of public transportation
- “Products and Projects” instead of individualized “Homes and Communities”
- Zoning and development that segregated neighborhoods
- Large concentrations of low-income families in distressed neighborhoods, cut off from access to opportunities
- Shortage of affordable housing

Principles for Multi-family Development:

The goal of these principles for the physical design of multi-family housing is to re-establish the American Tradition of diverse neighborhoods and create a full range of housing opportunities for all. The guidelines suggest ways in which neighborhoods can be strengthened by the introduction of multi-family homes and new multi-family developments that are sufficiently diverse to become neighborhoods instead of projects.

- Neighborhood Context
- Street Network
- Diverse Building Types
- Neighborhood-Scale Blocks
- Block Perimeter
- Block Security
- Streetscapes and Public Open Space
- Amenities and Public Open Space
- Building Placement based on Street Type
- Architectural Design Principles

Ms. Price asked Council to review the draft Design Principles document and provide input and comments.

COUNCIL INTERESTS

Norfolk City Council

Councilman Riddick:

- Asked to create an afternoon character building program for girls like programs we have for boys.
- Asked why a statue for the Norfolk 17 by the new courthouse has not been erected because money was set aside for it several budget cycles ago.
- Reiterated that we need to get as much money as we can from developers such as Brinshore and especially during this budget cycle.

R-1 - ADOPT A RESOLUTION

A Resolution entitled, "A Resolution concerning the appointment of Dr. Sharon I. Byrdsong as the Superintendent of Norfolk Public Schools," was introduced in writing and read by its title.

ACTION: The Resolution as introduced was **adopted**, effective March 3, 2020.

Yes: Doyle, Graves, Johnson, McClellan, Riddick, Smigiel, Thomas and Alexander.

No: None.

CLOSED SESSION

Motion for closed session was approved for purposes which are set out in Clause 1 and 3 of subsection (A) of Section 2.2-3711 of the Virginia Freedom of Information Act, as amended:

- (1) Discussion of prospective candidates boards, commissions and authority appointments.
- (3) Discussion of the disposition of publicly held real property in the Shore Drive/Little Creek Road area and the Downtown area where discussion in an open meeting would adversely affect the negotiating strategy of the public body.

Yes: Doyle, Johnson, McClellan, Riddick, Smigiel, Thomas and Alexander.

No: None.

Absent: Graves.