CITY OF ALEXANDRIA



Alexandria City Council Retreat

November 7, 2026

Retreat Agenda

- 9:00 - Welcome & Introductions
- 9:05 - Opening Remarks
- 9:10 - Budget and Fiscal Affairs Advisory Committee (BFAAC)
- 9:30 - Alexandria City Public Schools (ACPS) Operating Budget
- 10:15 – Budget Planning: Revenue, Expenditures, and CIP
- 11:00 - Alexandria Redevelopment and Housing Authority (ARHA) CIP
- 11:40 – Break
- 11:50 – Budget Guidance, Budget Process, & ACPS Budget Transfer Resolutions
- 12:30 – Update on State Regulations: Local Sales Tax Option
- 1:15 – Wrap-up/Adjourn

Budget and Fiscal Affairs Advisory Committee (BFAAC)

Alexandria City Public Schools (ACPS)

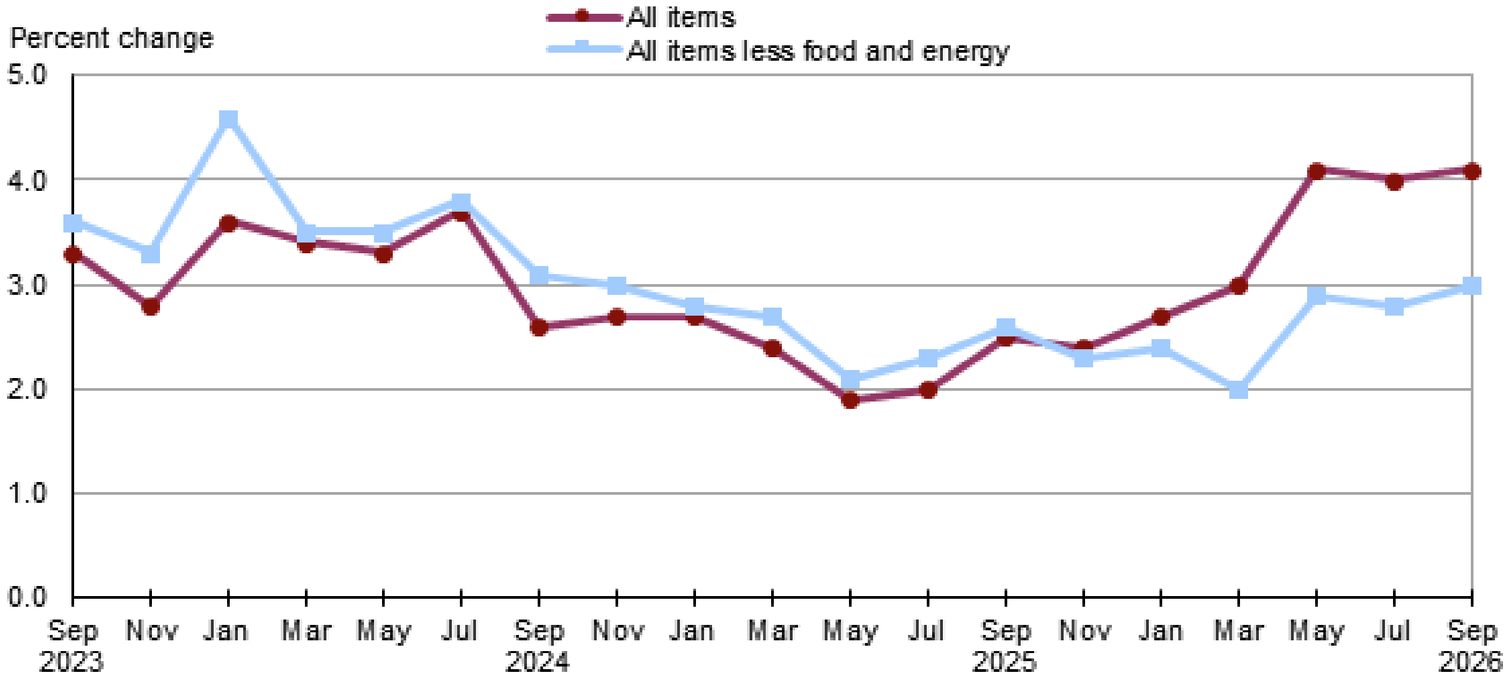
Budget Planning: State of the Economy, Revenue, Expenditure, and CIP

State of the Economy

Regional Inflation

Unemployment

Chart 1. Over-the-year percent change in CPI-U, Washington-Arlington-Alexandria, DC-VA-MD-WV, September 2023–September 2026



Source: U.S. Bureau of Labor Statistics.

Alexandria Unemployment

August 2025: 3.3%

July 2026: 3.2%

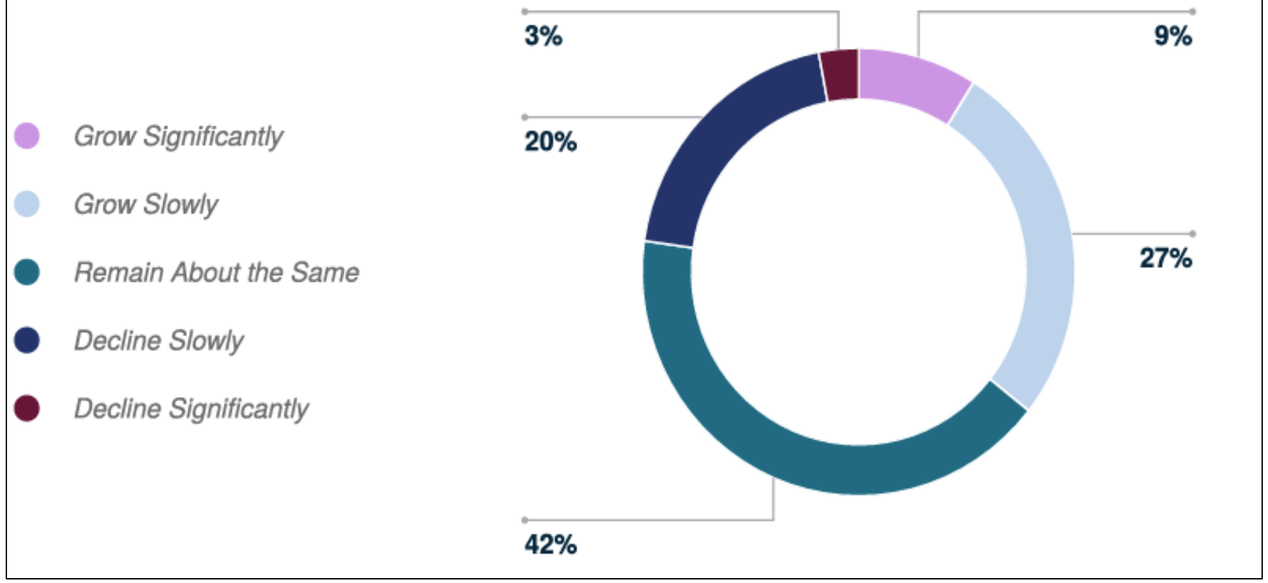
August 2026: 3.0%

Source: Federal Reserve Bank and BLS.

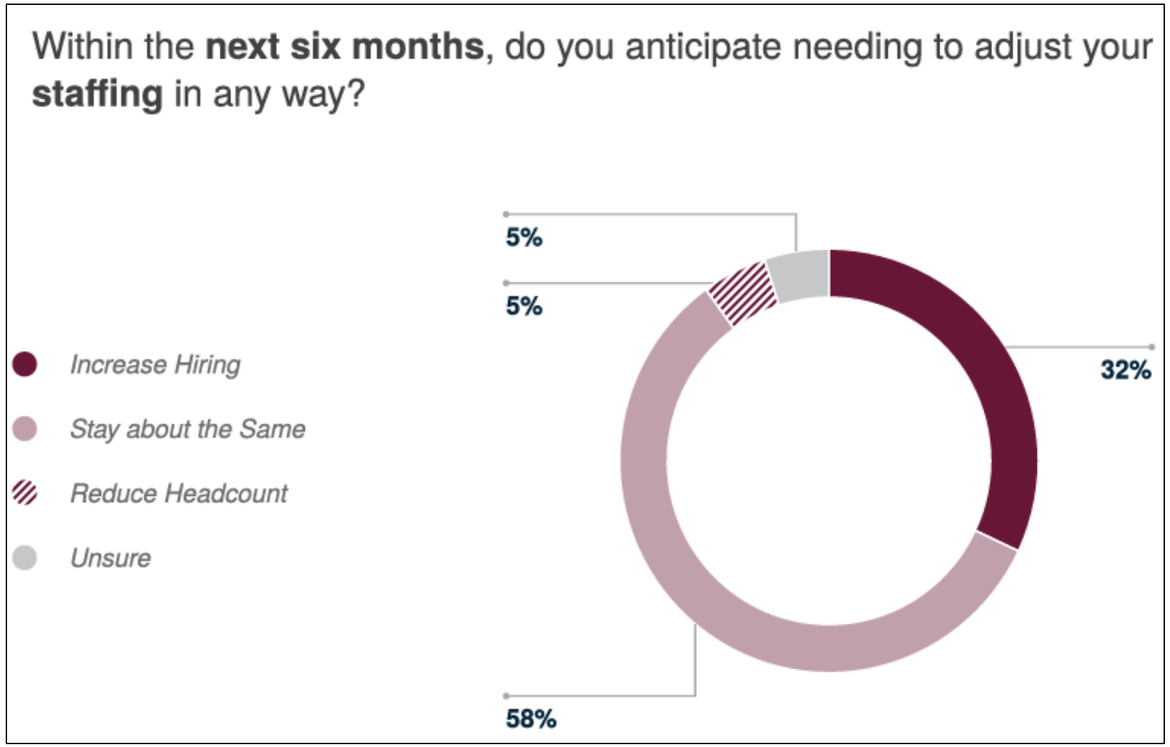
As of September 2026, year-over-year inflation for the Washington DC Metro Area was 4.1%; 3.7% for the U.S. The index for gasoline rose 9.1% in September, accounting for over half of the monthly increase.

Northern Virginia Chamber of Commerce Business Leader Survey, 2026 Q3

How do you believe the economy will change over the **next six months**?



Within the **next six months**, do you anticipate needing to adjust your **staffing** in any way?



Stephen Fuller Institute- Washington Economy Watch, July 2026

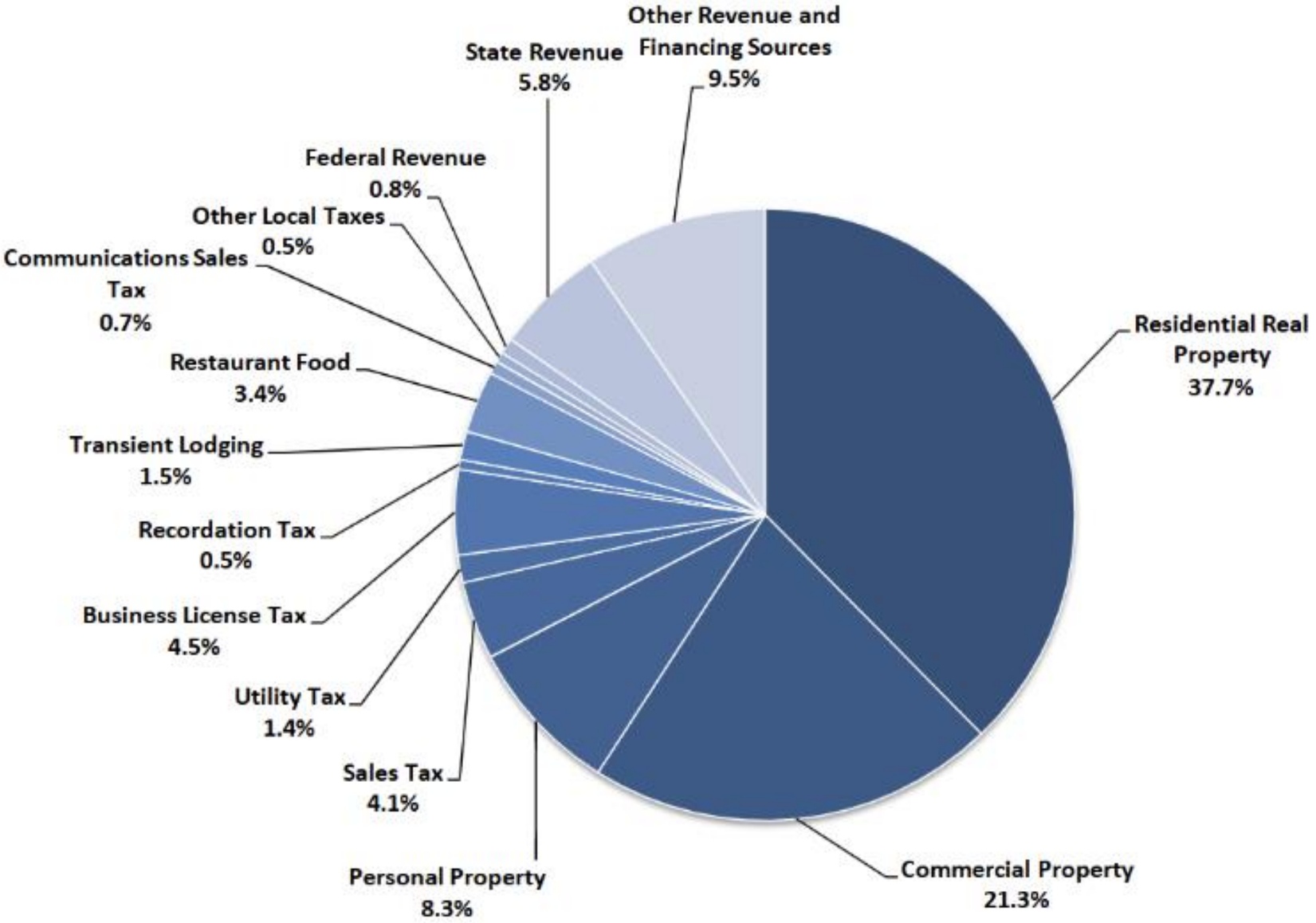
Regional Economic Stabilization Quickens

The Washington Area Coincident Index and Employment forecasts both point to a stabilizing economy that appears set to grow later this year. While the Coincident Index recorded a 1.8% month-over-year decline in June, the smallest in roughly 5 years. Looking forward, the Employment Forecast predicts that payroll jobs in the Washington Area will increase on a month-over-year basis in October, an outcome that would have positive ramifications for the region's broader economy. Barring any further dramatic shifts in federal policy, the region's economy has nearly stabilized and appears set for near-term growth.



Revenue Outlook

General Fund Revenue – FY27 Approved



Revenue Forecast

FY 2028 Preliminary Revenue Estimate ($ in millions)

General Fund Revenue	FY 2026 Actuals	FY 2027 Approved	FY 2028 Retreat Estimate	Change from FY 2027 Approved	% Change
General Property Taxes	$645,820,636	$665,361,494	$679,081,574	$13,720,080	2.1%
Other Local Taxes	164,935,906	162,290,810	171,901,458	9,610,648	5.9%
Permits, Fees & Licenses	4,023,267	3,627,038	3,627,038	-	
Fines & Fortfeitures	5,622,411	7,144,500	7,144,500	-	
Federal Revenue	8,301,282	8,208,000	8,208,000	-	
State Revenue	58,230,237	56,995,341	56,995,341	-	
Charges for Services	17,982,408	22,187,636	22,187,636	-	
Use of Money & Property	22,259,567	20,177,000	24,945,000	4,768,000	23.6%
Miscellaneous	10,211,363	4,266,931	4,266,931	-	
Transfers In	15,924,565	14,361,931	14,361,931	-	
Other Financing Sources/(Uses)	-	14,443,000	14,443,000	-	
Total	**$953,311,642**	**$979,063,681**	**$1,007,162,409**	**$28,098,728**	**2.9%**

Revenue Outlook

Real Estate

- Projected January 1, 2027 Assessed Landbook increase of 1.93%
- Positive, but slower than 2026
- Projected at 1.99% in 2028

Car Tax estimated at 3%. Value curve has flattened

- More in line with pre-pandemic norm

Sales Tax and Business License Revenue positive

- Moderate growth of 2 – 3%
- BPOL Revenue not reported until March 2027 (CY26 Gross Receipts)

Consumer Spending growth rate has started to tick back up

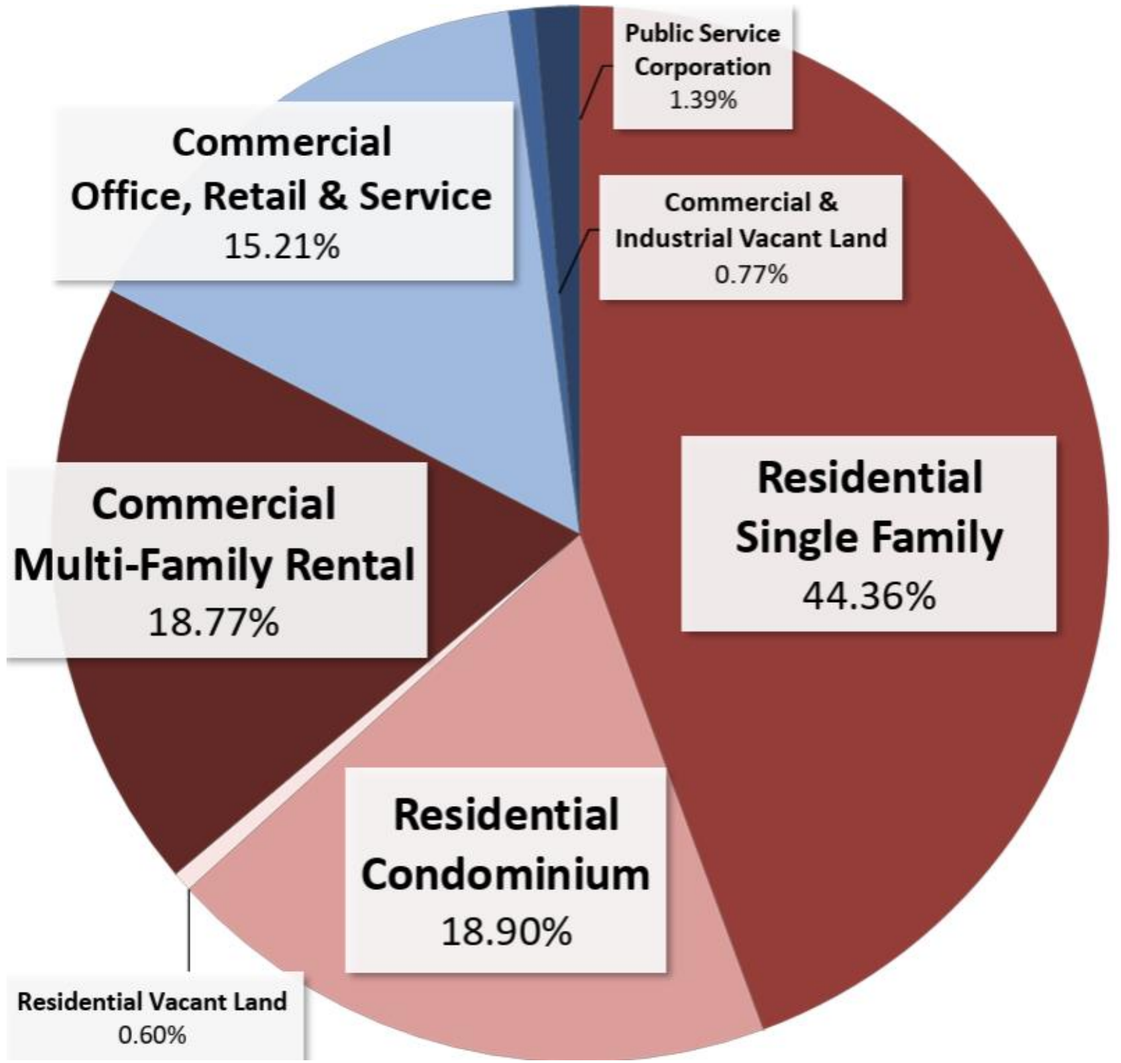
- Combined growth of almost 3% in FY 2028

Interest Income reflects sustained higher rates due to inflation/FED actions

Real Estate Assessment Forecast

Categories	Actual Assessment Rates CY 2026	Forecasted CY 2027	Forecasted CY 2028
Single Family	4.52%	4.00%	3.00%
Condo	3.62%	1.50%	1.50%
Other Residential	22.63%	3.00%	2.50%
Total Residential	**4.40%**	**3.25%**	**2.56%**
Multi-family rental	0.94%	-1.00%	1.50%
Office, Retail, and Services	1.98%	-0.45%	0.34%
Vacant Commercial	30.59%	1.50%	1.00%
Total Commercial	**1.91%**	**-0.70%**	**0.98%**
Total Locally Assessed	**3.51%**	**1.86%**	**2.02%**
Public Service Corporation	-2.79%	7.19%	0.00%
Total Projected Landbook	**3.41%**	**1.93%**	**1.99%**

CY 2026 Real Estate Tax Base



Estimated FY 2028 Real Estate Tax Relief

	Relief Amount	Relief Category	Number	Estimated Growth Rate	% of Total
Local Option	($3,360,000)	Elderly & Disabled	680	2.8%	22%
State Mandate	($11,640,000)	Disabled Vets	957	23%	78%
	($15,000,000)		1,637	15%	100%

Average CY 2026 Assessed Value, Disabled Veterans	$897,411
Average CY 2026 Assessed Value, Elderly & Disabled	$538,432

Disabled Vets are 100% Exempt

Elderly & Disabled--

70% are at 100% Relief (83% of revenue relieved)
18% are at 50% Relief
25% are at 25% Relief

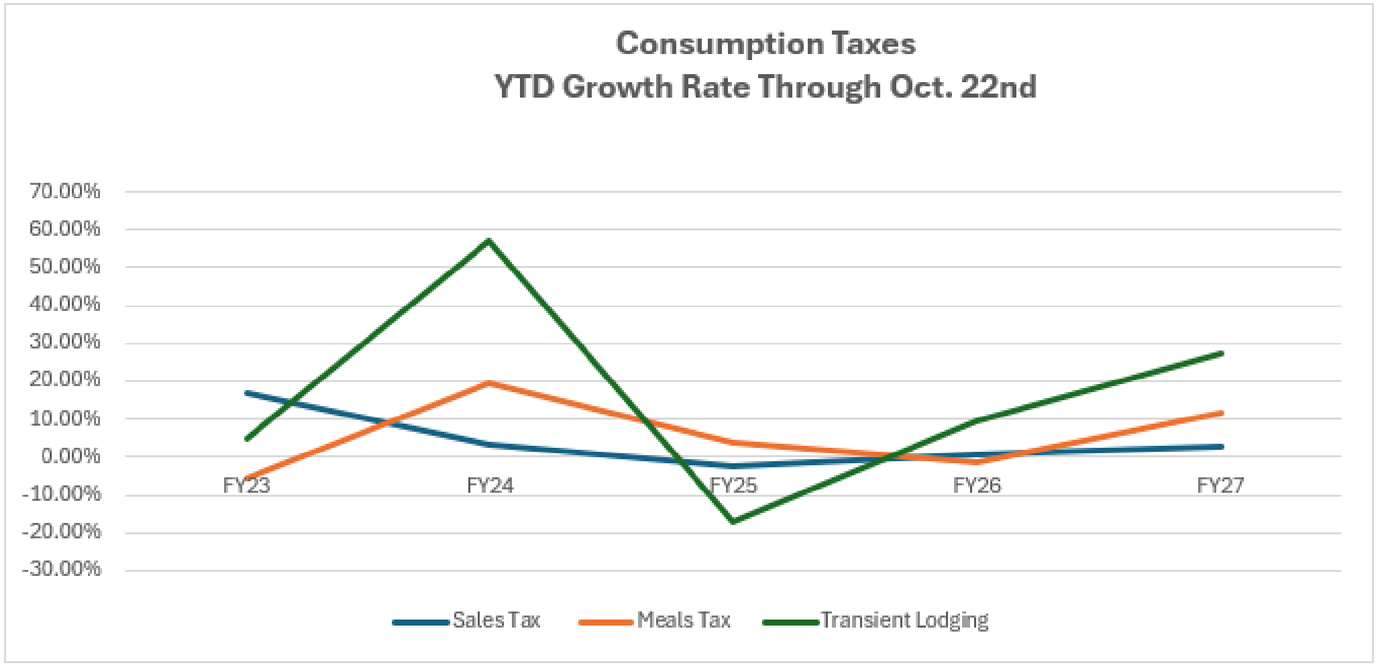
Income Range (and net assets not to exceed $430,000)

$55,000 and below	100% relief
$55,001 - $ 72,000	50% relief (can defer remaining balance)
$72,001 - $100,000	25% relief (can defer remaining balance)
$100,001 - $120,000	Deferral Only

Disabled Veterans category also includes applicants who are the spouse of veterans killed in action or killed in the line of duty.

Consumption Taxes Rebounding

Monthly	Growth Rate: YTD Receipts through October 22, 2026				
	FY23	**FY24**	**FY25**	**FY26**	**FY27**
Sales Tax	16.85%	3.46%	-2.20%	0.48%	2.91%
Meals Tax	-5.33%	19.53%	3.87%	-1.23%	11.83%
Transient Lodging	**5.00%**	56.98%	-16.95%	9.45%	27.44%
	5.00%	**17.74%**	**-2.47%**	**1.17%**	**11.11%**



Expected to moderate by FY28 to about 3% normal growth

Tax Rate Options

Source	Current Rate	Legal Limit	Potential Revenue
Real Estate	$1.135	None	$5.0 M per 1 cent
Vehicle Personal Property	$5.33	None	$7.9 M per 50 cents
BPP (Business Personal Property)	$4.75	$5.33	$2.3M at legal limit
Meals	5.0%	None	$7.4 M per 1.0%
Transient Lodging	6.5% + $1.25 per night	None	$2.0 M per 1.0%
Sales	6.0% (1.0% Local)	Maximum	None under current code
BPOL	$0.35 Business, Personal, Repair $0.40 Financial Services	Business, Personal, Repair $0.36 Financial Services $0.58	$0.4 M per $0.01 $0.8 M per $0.10
Admissions	10% not to exceed $0.50	None	$0.17 M per $0.25 cap increase

- Proposed budget will include updated revenue estimates and rate comparisons to other jurisdictions
- Advance notice required to change through Add/Delete

Expenditure Overview

City Council Priorities

Advance **Housing Opportunities** *by supporting quality options at a range of price points.*

Reduce **Community Disparities** *by aligning services with community needs.*

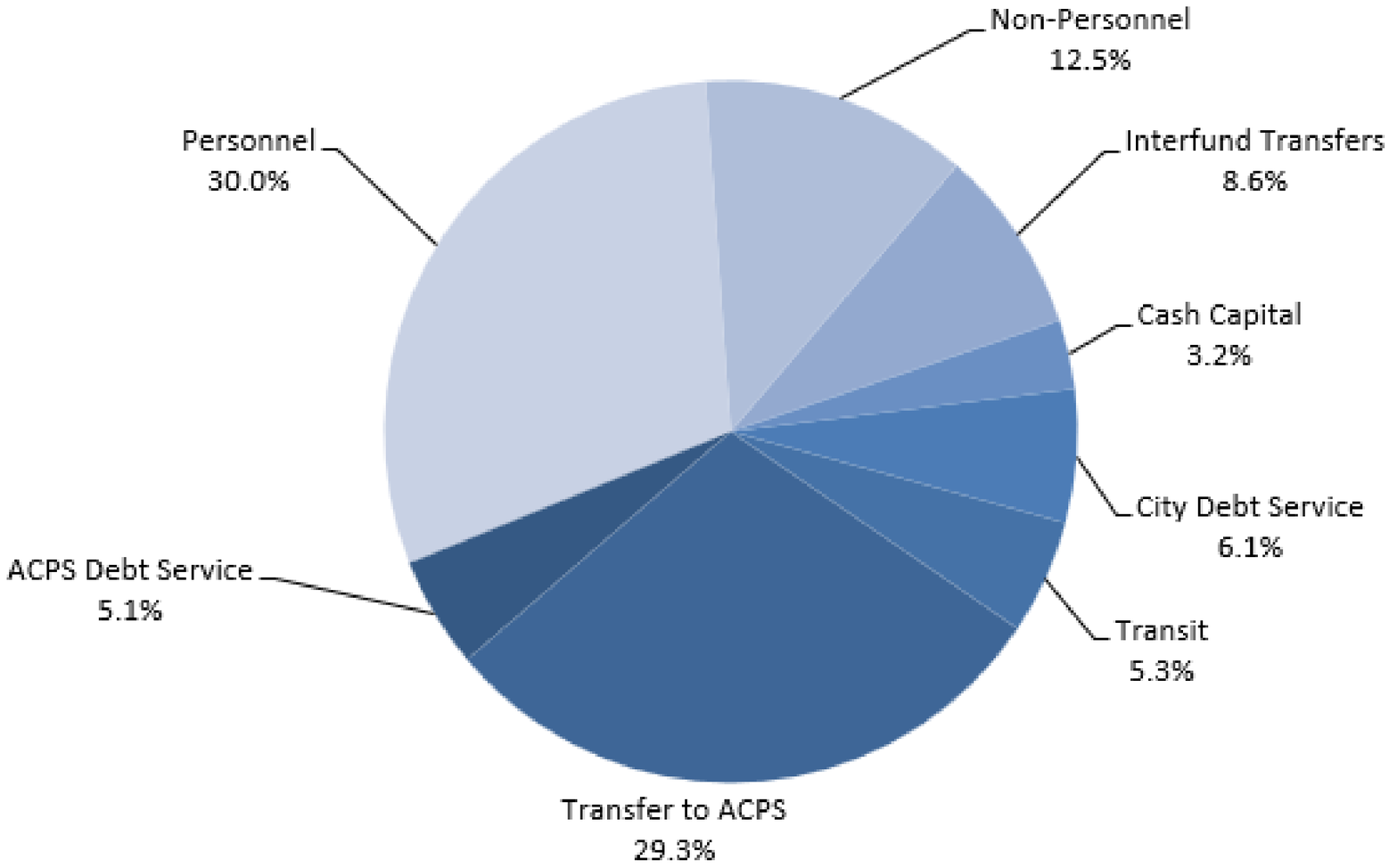
Strengthen our **Economy** *by further diversifying the tax base.*

Recruit & Retain a **Thriving Workforce** *by ensuring our City of Alexandria employees feel valued.*

Viewed through the lens of equity and environmental stewardship

FY 2027 General Fund Expenditure Overview

$979.1M



Steady Progress and Continued Investments

FY 2027 Approved Budget Major Highlights

- 32% of new City funding went to ACPS operating and capital needs
- Funded existing collective bargaining agreements and provides step increases and 1.5% pay scale adjustment for eligible non-collectively bargained City employees
- $34.4 million for housing support and opportunities
- Increased funding for food hubs and other survival programming
- Continuing funding for early childhood and intervention programs
- $1.0 million for economic development
- Flat property tax rate since FY25

FY28 Expenditure Cost Drivers

- **Estimated revenue growth $28M**
- **Estimated expenditure growth $38-43M**
  - Planned Debt Service Increase $13M
  - Preliminary ACPS Operating Transfer Guidance (2.25%) $6.5M
- **Shortfall $10-15M estimated**

Other Cost Drivers In Development

- **Labor costs**
  - Collective bargaining agreements for Labor & Trades and Professionals
  - Pay scale adjustments for non-collectively bargained employees
  - Health insurance premiums

- **Inflationary impacts**
  - ITS costs
  - Fuel
  - Construction costs
  - Utilities

- **Transit funding requests**

Strategy

- Fund obligations
  - Existing salaries & benefits
  - Collective bargaining agreements
  - Current CIP
  - Non-discretionary operations & maintenance

- Avoid service reductions in high-priority programs
- Avoid tax rate increases

City Manager Guidance to ACPS, City Departments, and Partner Agencies

- Limit operating budget transfer request to 2.25% for ACPS
- ACPS to submit budget proposal by state classification
- Limit base budget growth to non-discretionary increases
- Identify at least 3% in expenditure reductions
- Self-fund and prioritize new funding requests

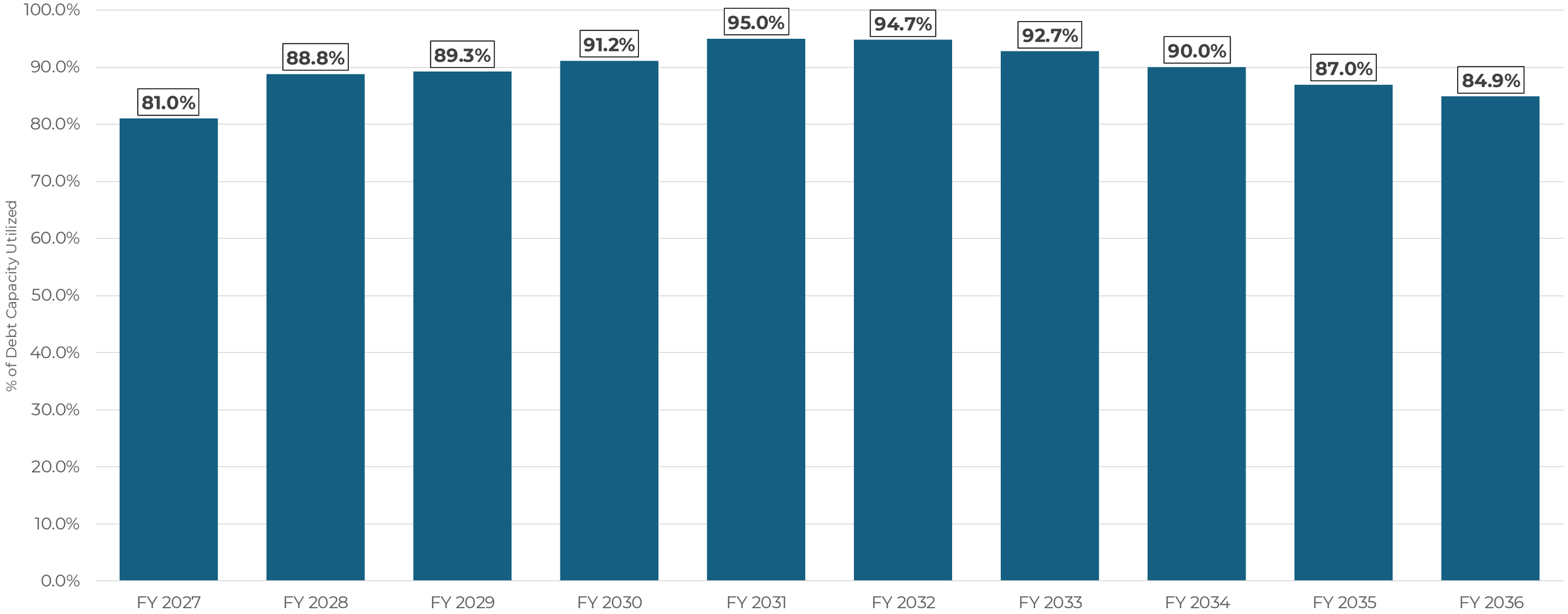
FY 2028 – FY 2037 Capital Improvement Program (CIP) Planning

Approved FY 2027 – FY 2036 Capital Improvement Program

- **10-Year Total: $2.02 B / FY 2027: $244.6 M**
- **Continues to execute previously approved CIP**
  - Maintains investments in state of good repair of City capital assets
  - Continues commitment to Schools' capital plan from approved CIP
- **Maintains compliance with all City adopted capital financial management policies**
  - ✓Debt as Percentage of Fair Market Real Property Value
  - ✓Debt Service as Percentage of General Government Expenditures
  - ✓10-Year Debt Payout Ratio
  - ✓Recurring General Fund Cash Capital Transfer as Percentage of General Fund Expenditures

Approved FY 2027 – FY 2036 CIP

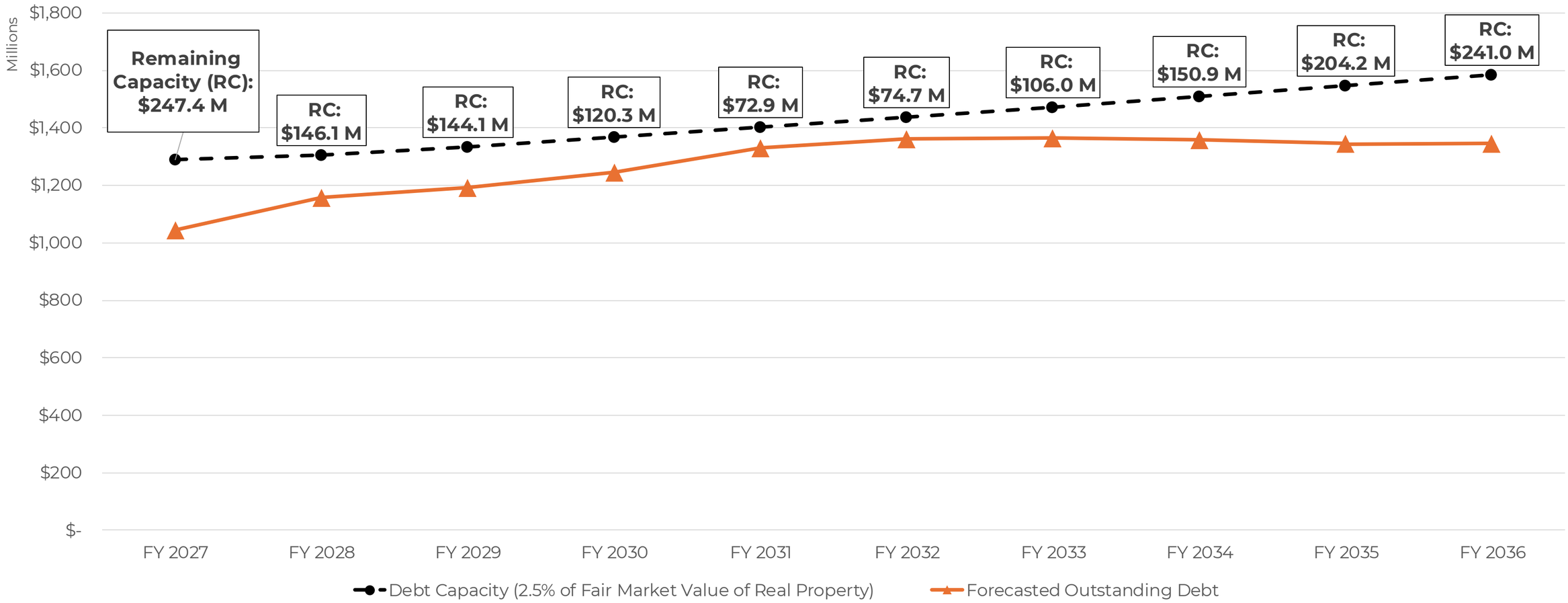
Forecasted Debt Capacity Utilization



Note: Based on November 2026 real estate assessment forecast.

Approved FY 2027 – FY 2036 CIP

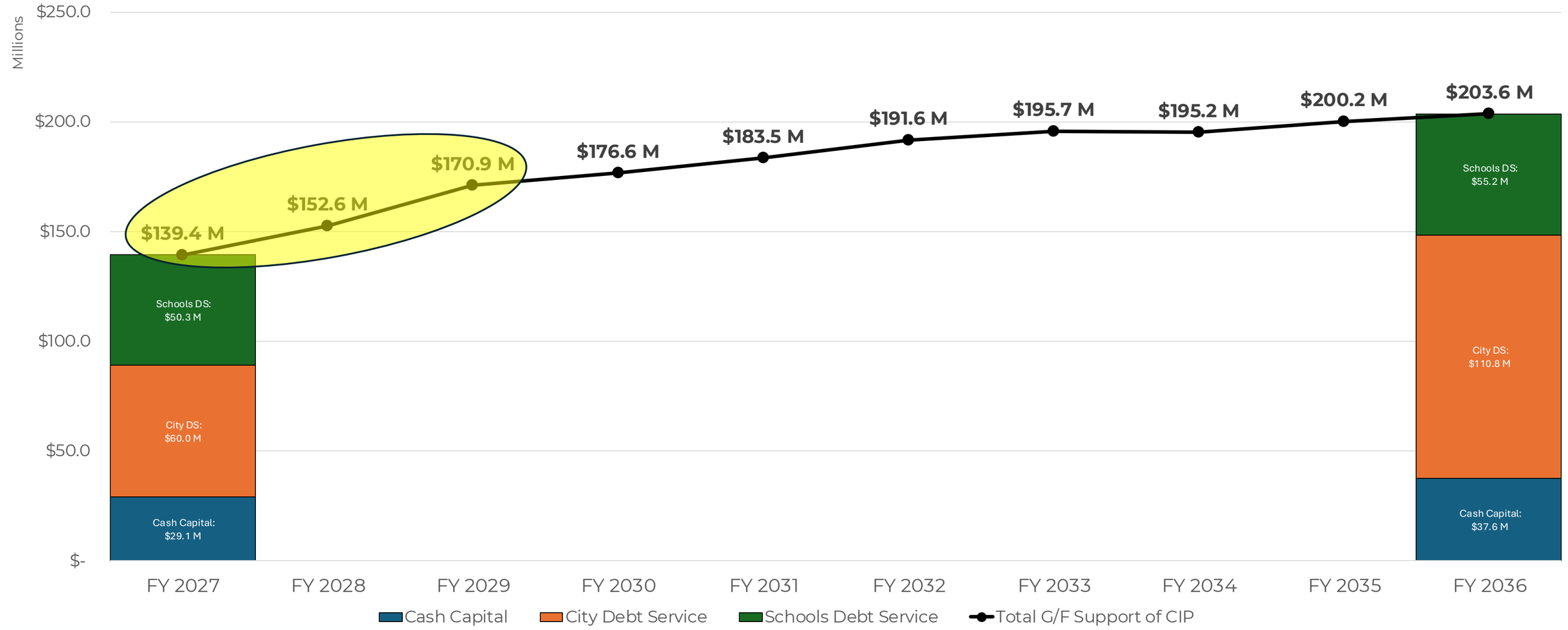
Remaining Debt Capacity



Note: Based on November 2026 real estate assessment forecast.

Approved FY 2027 – FY 2036 CIP

General Fund Support of CIP



Approved FY 2027 – FY 2036 CIP

FY 2028 & FY 2029 Debt Service Cost Drivers

FY 2027 → FY 2028 Debt Service Increase
+$13.3 M
Driven by CY 2026/FY 2027 Issuance
$152.7 M in General Fund supported borrowing
Major Projects
George Mason Elementary City Hall & Market Square Renovation WMATA Capital Contributions Simpson Park Renovation Old Town Pool

FY 2028 → FY 2029 Debt Service Increase
+$13.4 M
Driven by CY 2027/FY 2028 Issuance
$191.8 M in General Fund supported borrowing
Major Projects
City Hall & Market Square Renovation Waterfront Flood Mitigation WMATA Capital Contributions Old Town Pool

Approved FY 2027 – FY 2036 CIP

ACPS Capital Funding

- **10-Year Total: $193.6 M / FY 2027: $25.0 M**
  - Funds **69%** of School Boards's capital funding request
  - Equivalent to Schools' Non-Capacity program
- **Remainder of School Board's funding request placed in Reservation of Capital ($88.7 M)**
  - Funding reserved to address middle school capacity issues and renovation of Cora Kelly Elementary School
  - Funds to be moved out of reservation in future budget development cycle by City Council, informed by dialogue with School Board on these key land use decisions and their future impact on community
- **FY 2029 is first year with reserved funding; no appropriation decision required for FY 2028 budget process**

Next Steps for FY 2028

- ✓ **Provide funding guidance to City department and ACPS staff**
  - *Little-to-no-change in level of- or timing of- capital funding from previously Approved CIP*
  - *ACPS Guidance indicates that $88.7 M remains in Reservation of Capital, pending further discussion by City Council*
- **Focus on executing the approved capital plan**
- **Focus on near-term strategies to mitigate cost impacts to General Fund Operating Budget**
  - Look for opportunities to redeploy available project balances
  - Continue focus on cash flow needs and project readiness to mitigate debt service impacts
  - Evaluate cash and borrowing split for opportunities to smooth out debt service increases

Capitalized Personnel

Moving Capitalized Positions Into Operating

Overview

- **67.6 FTEs are paid from capital funds**

- **Positions are ‘cash funded’**
  - Paid for via operating budget transfers to CIP
  - Effectively paid out of operating budget, but with additional transfers/steps to process
  - Capitalization of staffing is not ‘saving’ money or driving CIP decision making

Funding Source	FY 2028	10-Year Total
G/F Cash Capital	$8.3 M	$90.7 M
Sanitary	$1.3 M	$13.7 M
Stormwater	$2.0 M	$21.4 M
TIP	$0.5 M	$6.2 M
Total	**$12.1 M**	**$132.0 M**

Moving Capitalized Positions Into Operating

Issues with Current Process

- **As part of Fiscal Year Close Process, Staff is Required to Attribute Staffing costs to specific CIP projects**
  - Process to attribute costs requires significant administrative work by departments, OMB, and Finance-Accounting. ACPS is doing this reporting as well.
- **Attributing costs to projects makes project budgets more challenging to track, which again takes additional staff time**
- **For FY 2028 budget development, staff will consider options to revert positions back to operating budget**

Alexandria Redevelopment & Housing Authority (ARHA)

Budget Guidance, Budget Process, & ACPS Budget Transfer Resolutions

Budget Guidance Resolution

- **Purpose of Budget Guidance Resolution:** City Council's guidance to the City Manager, ACPS, and outside agencies on priorities for the operating and capital budgets.

- **Recommended updates for FY 2028**

  - **ACPS Funding Section (g)**

    - **Section (g)(2)** - the Alexandria City Public Schools is requested by City Council to expand its presentation of expenditures by State classification (Function) to include expenditures for each classification (Function) by program, and that ACPS share as many preliminary budget details as possible with City staff prior to the Superintendent's presentation of the proposed budget to the School Board

    - **Section (g)(3) -** the Alexandria City Public Schools is requested by City Council to articulate by State classification and prioritize any FY 2028 appropriation requests above the two and one-quarter percent operating budget transfer target

Budget Process Resolution

- **Budget Process Resolution purpose:** City Council's established rules of procedure to guide upcoming budget deliberations

- **Recommended updates for FY 2028 Process**
  - **Budget Submission by ACPS Section (b)**
    - **Section (b)(6) –** The ACPS operating budget proposal should be an estimate of the amount of money deemed to be needed for FY2028 for each major classification as delineated by the Code of Virginia § 22 .1-115. If the ACPS budget request exceeds or otherwise does not comply with any guidance regarding fiscal limitation provided by City Council to ACPS, then ACPS shall clearly identify what operating programs and activities would be funded by major classification if additional funding were provided.

Budget Process Resolution

- **Recommendations for FY 2028 Process (continued)**
  - **Section (c) Budget Submissions of City Manager and ACPS**
    - **Section (c)(9) –** That Council directs City staff to provide opportunities for interested residents to learn about the budget and provide input, which may include an in-person public meeting, a virtual meeting, or a recorded video with a format to submit feedback
  - **Section (f) Actions of City Council Concerning the Add/Delete Process**
    - **Section (f)(17)(ii) item 6 -** Any add/delete proposal intended to change ACPS operational funding must identify the proposed funding change by major classification, as set forth in the Code of Virginia § 22.1-115. (a) Add/delete proposals may not increase, decrease, or delete individual line items from ACPS operational funding.
    - **Section (f)(17)(iv) -** Any add/delete proposal that reduces the funding for a constitutional officer at a rate greater than the average rate of reduced funding for other agencies appropriated through such locality's general fund, exclusive of the school division, shall be noticed in writing to such constitutional officer at least 14 days prior to adoption of the budget [for FY2028, April 14]

ACPS Add/Delete Hypothetical

$500,000 from Revenue Re-estimates to ACPS: Old Process

Add	Source
ACPS +$500,000	$500,000 from revenue re-estimates

New Process

Add	Source
ACPS General Instruction +$350,000 ACPS Plant Operations & Maintenance +$75,000 ACPS Administration +$75,000	$500,000 from revenue re-estimates

- Council-proposed changes to ACPS operating funding, including add/delete proposals, must be made at the major classification level rather than individual line-item level.

ACPS Add/Delete Hypothetical

$500,000 from Revenue Re-estimates to ACPS and City Programs: Old Process

Add	Source
ACPS +$250,000	$250,000 from revenue re-estimates
City Program X +$250,000	$250,000 from revenue re-estimates

New Process

Add	Source
ACPS General Instruction +$100,000 ACPS Plant Operations & Maintenance +$100,000 ACPS Administration +$50,000	$250,000 from revenue re-estimates
City Program X +$250,000	$250,000 from revenue re-estimates

ACPS Add/Delete Hypothetical

$300,000 from ACPS to City Programs: Old Process

Add	Source
City Program Y +$200,000	ACPS -$200,000
City Program Z +$100,000	ACPS -$100,000

New Process

Add	Source
City Program Y +$200,000	ACPS General Instruction -$150,000 ACPS Food Services -$50,000
City Program Z +$100,000	ACPS General Instruction -$75,000 ACPS Administration -$25,000

ACPS Add/Delete Hypothetical

Reallocate $100,000 Between ACPS Classifications: New Process

Add	Source
ACPS General Instruction +$100,000	ACPS Administration -$100,000

ACPS Budget Transfer Resolution

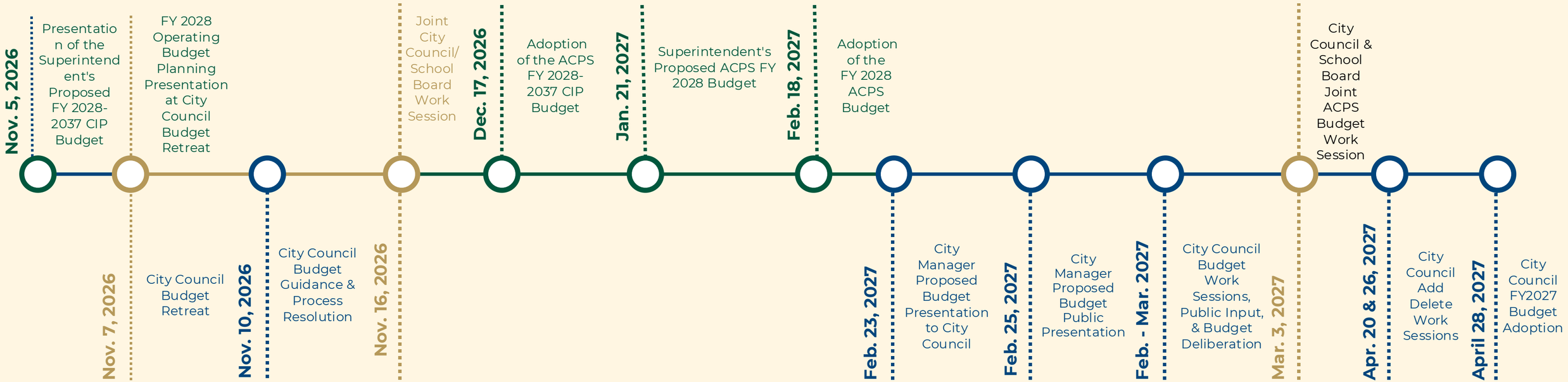
- Appropriation of the ACPS budget by state classification requires City Council consent to ACPS budget transfers between classifications
- City Council has the authority to delegate consent to the City Manager
- A resolution has been docketed for City Council consideration on November 10, 2026, to delegate to the City Manager authority to consent to ACPS budget transfers between classifications of up to and including $500,000
- Any transfer between classifications of over $500,000 would be docketed for City Council consent
- Delegating authority to the City Manager is intended to minimize time and administrative burden on ACPS staff
- ACPS retains the authority to transfer funds within classifications without City Council or City Manager consent and to determine how funds are spent within classifications
- Staff will provide City Council with monthly reports on transfers consented to the City Manager

FY 2028 Budget Calendar

Day of Week	Date	Time	Event
Saturday	11/7/2026	9AM	City Council Budget Retreat (9am-1:15pm)
Monday	11/16/2026	7PM	Joint City Council/School Board CIP Work Session
Tuesday	2/23/2027	7PM	City Manager's Proposed Budget Presentation
Wednesday	2/24/2027	7PM	Work Session #1 CIP & Revenue
Wednesday	2/24/2027		Begin public engagement if proposing ordinance change
Thursday	2/25/2027	7PM	Public Budget Presentation
Wednesday	3/3/2027	7PM	Work Session #2 ACPS Budget Work Session
Monday	3/8/2027	5:30PM	Budget Public Hearing
Monday	3/8/2027	7PM	Council sets Max Tax Rate (as part of regular Legislative meeting)
Thursday	3/11/2027	7PM	Work Session #3
Saturday	3/13/2027	9:30AM	Additional Budget Public Hearing
Wednesday	3/17/2027	7PM	Budget Work Session #4
Wednesday	3/31/2027	7PM	Budget Work Session #5
Monday	4/5/2027		Notification of Ordinances for add/delete process
Thursday	4/8/2027		Add/Deletes due from City Council
Saturday	4/17/2027	9:30AM	Add/Delete Public Hearing
Saturday	4/17/2027	9:30AM	Tax Rate Public Hearing
Tuesday	4/20/2027	7PM	Work Session #6 Preliminary Add/Delete
Monday	4/26/2027	7PM	Work Session #7 Final Add/Delete (if needed)
Wednesday	4/28/2027	6PM	Budget Adoption

FY28 BUDGET TIMELINE

ACPS BUDGET CALENDAR



CITY BUDGET CALENDAR

alexandriava.gov/Budget

acps.k12.va.us/departments/financial-services/budget

CITY OF ALEXANDRIA

Update on 2026 State Legislation: Local Sales Tax Option



Agenda

- Background
- Process for implementing sales tax increase
- What are the considerations?
- Adjustments which could benefit the City
- Impact of the law if implemented
- Staff recommendation

2026 Special Session I; Budget Bill (HB30)

§58.1-605.1. Additional local sales tax in certain localities; use of revenues for public transportation, or construction and renovation of schools.

- **Effective July 1, 2026**
- **For Jurisdictions in Planning District 8, provides authority for the County or City to increase the retail sales tax rate (up to 1 percent) to support:**
  - Capital projects for construction or renovation of schools; or
  - Public Transportation Purposes; or
  - Combination of both
- **Tax increase requires referendum to enact**

Process for Implementing Sales Tax Increase

1. **City Council** would pass a resolution to put the sales tax question on the ballot and state whether it will be used for construction or renovation of schools or for public transportation, or a combination.
2. **Voter referendum** would be held.
3. **City Council** would adopt an ordinance to implement the tax increase if voters approve it.
4. **Tax would go into effect** on the first day of a month at least 120 days after its adoption.

What are considerations with law?

A Valuable New Revenue Tool — With Important Limitations

- **Existing debt restrictions:** Revenue cannot support previously authorized school construction debt, limiting immediate financial flexibility.
- **Referendum challenges:** Broader eligible uses complicate the ballot question and public understanding of how revenues will be spent.
- **Existing tax burden:** An additional 1% would increase Alexandria's general sales tax from 6% to 7%.

What Adjustments Could Benefit the City?

Making the Authority More Feasible for the City

- **Permit existing debt service:** Allow revenue to repay qualifying previously authorized school construction debt.

- **Expand eligible capital uses:** Ensure qualifying modernization, major repairs, and other school facility investments are covered.

Impact of Bill

- **A rate increase of 1% would generate $35.9 M in annual revenue**
  - Gross revenue generated: $43.3 M
  - Less exemption for groceries and personal hygiene products: -$7.4 M
- **Sales Tax Rate goes from 6% to 7%**

Sales Tax Component	Rate
State	4.3%
Local (Mandatory)	1.0%
NoVa Regional Transportation	0.7%
Additional Local Tax Authority	1.0% (up to)
Total	**7.0%**

Regional Sales Tax Rates Comparison

Mid-Atlantic & States Bordering Virginia

As of July 1, 2026	
State	**Combined Tax Rate**
New York	8.54%
North Carolina	7.10%
New Jersey	6.60%
West Virginia	6.60%
Pennsylvania	6.34%
D.C.	6.00%
Kentucky	6.00%
Maryland	6.00%
Northern Virginia	**6.00%**
Virginia*	5.30%
Delaware	0.00%

With Additional Tax	
State	**Combined Tax Rate**
New York	8.54%
North Carolina	7.10%
Northern Virginia	**7.00%**
New Jersey	6.60%
West Virginia	6.60%
Pennsylvania	6.34%
D.C.	6.00%
Kentucky	6.00%
Maryland	6.00%
Virginia*	5.30%
Delaware	0.00%

**Note: Virginia, excluding Planning District 8 and Hampton Roads.*

Public Transportation Expenditures

FY 2027 Operating and Capital Local Funds Total: **$149.5 M**

	General Fund	GO Bonds	TIP	NVTA 30%	NVTC Trust Fund	Total
WMATA Operating	$12.3 M	-	-	$2.1 M	$56.9 M	**$71.3 M**
WMATA Capital*	-	$14.1 M	-	$1.7 M	$2.6 M	**$18.4 M**
Debt Service on WMATA-related Borrowing	$9.6 M	-	-	-	-	**$9.6 M**
DASH Operating	$35.1 M		$2.8 M	$0.6 M	-	**$38.5 M**
DASH Capital (Fleet Replacement)	$0.9 M	-	$0.1 M	$8.4 M	-	**$9.4 M**
DOT Paratransit	$2.1 M	-	-	-	-	**$2.1 M**
Virginia Rail Express (VRE) Operating	$0.2 M	-	-	-	-	**$0.2 M**
Total	**$60.2 M**	**$14.1 M**	**$2.9 M**	**$12.8 M**	**$59.5 M**	**$149.5 M**

School Capital Expenditures

- **FY 2027: $25.0 M / 10-Year Total: $282.3 M**
- **Includes:**
  - Non-Capacity (Capital Maintenance) Program for Schools' Assets
  - Reserved Funding for Middle School Capacity and Cora Kelly Elementary School
- **FY 2027 School's Debt Service: $50.3 M**

Why Not Act Now?

Making the Authority More Feasible for the City

- Internal coordination and policy alignment.
- Community engagement and education to support thoughtful decision-making.
- Revenue transparency and budget accountability.

Staff Recommendation

Making the Authority More Feasible for the City

- **Partner** with our General Assembly delegation to consider updates to this tool.
- **Communicate** to partners in the General Assembly why this legislation as passed may not meet Alexandria's needs.
- **Offer** our constructive feedback and engage in conversations about how to ensure this tool aligns with our funding needs.