

COMMISSIONERS' REGULAR BOARD MEETING
September 18, 2017

Resolution(s) Passed:

- (17-17) Resolution approving the increase of Richmond Redevelopment and Housing Authority's bond application and administrative fees
- MOTIONS:** Abbott/Harrigan
VOTE: Aye: Jones, Harrigan, Olds, Coleman, Young, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Adams
- (17-18) Resolution of the Richmond Redevelopment and Housing Authority ("RRHA") Approving the Submission of a Disposition and Demolition Application to the Department of Housing and Urban Development ("HUD")
- MOTIONS:** Blount/Young
VOTE: Aye: Jones, Harrigan, Olds, Coleman, Young, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Adams
- (17-19) Resolution of the Richmond Redevelopment and Housing Authority ("RRHA") Approving the Submission of a Disposition and Demolition Application to the Department of Housing and Urban Development ("HUD")
- MOTIONS:** Blount/Young
VOTE: Aye: Jones, Harrigan, Olds, Coleman, Young, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Adams
- (17-20) Resolution to Accept the Donation of Two (2) Parcels located at 500 Dove Street and 509 Dove Street in the Highland Grove Project Area
- MOTIONS:** Kessler/Coleman
VOTE: Aye: Jones, Harrigan, Olds, Coleman, Young, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Adams
- (17-21) Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$75,418,984 for the Fiscal Year Ending September 30, 2018. See Exhibit A Resolution to Accept the Donation of Two (2) Parcels located at 500 Dove Street and 509 Dove Street in the Highland Grove Project Area
- MOTIONS:** Harrigan/Kessler
VOTE: Aye: Jones, Harrigan, Olds, Coleman, Young, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Adams

MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON MONDAY, SEPTEMBER 18, 2017

In Attendance:

Board of Commissioners

Robley S. Jones, Jr., Chairman
Samuel S. Young, Jr.
Jonathan Coleman
Elliott M. Harrigan
Marilyn B. Olds
Heidi Abbott
Neil S. Kessler
Veronica G. Blount

Absent

Robert J. Adams, Vice Chairman

RRHA Staff

T.K. Somanath, Chief Executive Officer

The Chairman called the meeting to order at 5:33 p.m. with *Lane Pearson* serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *July 17, 2017 Regular Board of Commissioners Meeting* were approved.

1 Motion: (Kessler/Coleman) Move to adopt the Minutes from the July 17, 2017 Regular Board of Commissioners Meeting.

Motion Carried

Absent: Adams, Young, Blount

Note: Commissioners Young and Blount arrived after the minutes were voted on.

Citizen Information Period

Deaunta Carter addressed the Commissioners regarding adjustments to her rent calculations. She also wanted to know where to direct others within her community who are having problems. Chairman Jones asked Ms. Carter to provide him with her phone number for follow-up.

Anissa Delapara addressed the Commissioners regarding the process that RRHA has in place if residents are mistreated by RRHA staff. She also wanted to know what process RRHA has in place for the public to provide feedback to RRHA management staff.

Michelle Penn addressed the Commissioners regarding the murders that's taking place in RRHA's communities. She wanted to know what RRHA can do regarding this.

New Business

Chairman's Comments

Chairman Jones provided the following comments and updates:

He expressed his concerns regarding the most recent homicides. He mentioned that RRHA is taking steps to be more aggressive with evicting residents who are violating the lease. He also mentioned that RRHA is looking at implementing the decal system in the public housing communities. He asked the Commissioners for their ideas on steps that can be taken to make communication better.

Chief Executive Officer's Comments

CEO Somanath provided the following comments and updates:

He stated that RRHA is looking to add security cameras and improve the lighting in RRHA's public housing communities. He mentioned that there are many activities happening with RRHA's partners, such as Strategies To Elevate People (STEP). Meetings are also being held with Councilwoman Newbille and Robertson to come up with a plan to address crime in the public housing communities.

Resolution(s)

The following resolution(s) were presented for consideration:

Agenda Item No. 1 – Resolution approving the increase of Richmond Redevelopment and Housing Authority's bond application and administrative fees

(17-17) WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") desires to increase the bond application fee to \$3,500 from \$2,500;

WHEREAS, RRHA desires to establish a pre-payment penalty fee of \$25,000 for all bonds paid off before their maturity date;

WHEREAS, RRHA desires to establish an administrative fee of \$15,000 for a short-term (2 years or less) construction bond fee;

WHEREAS, RRHA desires to establish a re-funding administrative fee of \$15,000 for all bonds refinanced through a new RRHA bond inducement;

WHEREAS, RRHA desires to establish an administrative fee of \$1,500 for changing or modifying existing closing documents;

WHEREAS, RRHA desires to establish an administrative fee of \$750 to change the name of your owner entity;

BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority that based on a recommendation from the Chief Executive Officer to increase the bond application fee and hereby is accepted as the new bond application fee; and

BE IT FURTHER RESOLVED that the Chief Executive Officer, acting on behalf of RRHA, be and hereby is authorized to increase the bond application fee and establish new fees.

**2 Motion: (Blount /Young) Move to approve Resolution 1
Motion Carried**

Absent: Adams

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority (“RRHA”) Approving the Submission of a Disposition and Demolition Application to the Department of Housing and Urban Development (“HUD”)

(17-18) WHEREAS, pursuant to the Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia, as amended, and specifically Sections 36-19(1) and (4), RRHA is authorized to make and execute contracts and other instruments necessary or convenient to exercise its powers as a housing authority in the Commonwealth of Virginia, and, in connection with any housing project, to sell, lease, exchange, transfer, assign, pledge, or dispose of any real property or any interest therein; and

WHEREAS, HUD regulation Section 18 authorizes a Public Housing Authority (“PHA”) to submit an application to demolish, dispose or both demolish-and-dispose of public housing to HUD’s Special Applications Center under Section 18 of the 1937 Act and 24 CFR part 970 for HUD approval;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby approve the submission of an application to HUD’s Special Applications Center requesting authorization to dispose and/or demolish forty-four (44) scattered site properties that are in RRHA’s public housing inventory and that are a part of RRHA’s Neighborhood Housing Initiative project;

BE IT FURTHER RESOLVED THAT, the Chief Executive Officer, or his designee, is hereby authorized on behalf of RRHA to execute and deliver any and all documents necessary to carry out the intent of this Resolution provided such documents are in a form acceptable to the Chief Executive Officer.

**3 Motion: (Blount/Young) Move to approve Resolution 2
Motion Carried**

Absent: Adams

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority (“RRHA”) Approving the Submission of a Disposition and Demolition Application to the Department of Housing and Urban Development (“HUD”)

(17-19) WHEREAS, pursuant to the Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia, as amended, and specifically Sections 36-19(1) and (4), RRHA is authorized to make and execute contracts and other instruments necessary or convenient to exercise its powers as a housing authority in the Commonwealth of Virginia, and, in connection with any housing project, to sell, lease, exchange, transfer, assign, pledge, or dispose of any real property or any interest therein; and

WHEREAS, HUD regulation Section 18 authorizes a Public Housing Authority (“PHA”) to submit an application to demolish, dispose or both demolish-and-dispose of public housing to HUD’s Special Applications Center under Section 18 of the 1937 Act and 24 CFR part 970 for HUD approval;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby approve the submission of an application to HUD’s Special Applications Center requesting authorization to dispose and/or demolish ten (10) scattered site properties that are in RRHA’s public housing inventory.

BE IT FURTHER RESOLVED THAT, the Chief Executive Officer, or his designee, is hereby authorized on behalf of RRHA to execute and deliver any and all documents necessary to carry out the intent of this Resolution provided such documents are in a form acceptable to the Chief Executive Officer.

4 Motion: (Kessler/Coleman) Move to approve Resolution 3

Motion Carried

Absent: Adams

Agenda Item No. 4 – Resolution to Accept the Donation of Two (2) Parcels located at 500 Dove Street and 509 Dove Street in the Highland Grove Project Area

(17-20) WHEREAS, Richmond Redevelopment and Housing Authority (“RRHA”) desires to accept land located at 500 Dove Street and 509 Dove Street (the “Parcels”) in the Highland Grove project area;

BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on a recommendation from the Chief Executive Officer, that the Parcels will be accepted by the way of a donation; and

BE IT FURTHER RESOLVED that the Chief Executive Officer, acting on behalf of RRHA, be and hereby is authorized to negotiate and accept an agreement to acquire the Parcels as a donation.

5 Motion: (Harrigan/Kessler) Move to approve Resolution 4

Motion Carried

Absent: Adams

Agenda Item No. 5 – Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$75,418,984 for the Fiscal Year Ending September 30, 2018. See Exhibit A

(17-21) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (the “Commissioners”) that the proposed operating budget for the fiscal year ending September 30, 2018 is reasonable and representative of the estimated operating income and expenditures associated with the operation of the Authority; and

BE IT RESOLVED that HUD has defined certain budgetary mandates related to Asset Management implementation including:

- ❖ Operating budgets developed for each Asset Management Project (AMP),
- ❖ AMP operating budgets must be approved by the public housing authority’s Board before commencement of the fiscal year; however, the Board is not required to pass a resolution for each project budget, and
- ❖ The Board resolution must be filed at the local field office. (HUD-FORM 52574)

BE IT RESOLVED that funding sources for Richmond Redevelopment and Housing Authority includes the U. S. Department of Housing and Urban Development, the City of Richmond Virginia and other independent and private sources.

BE IT FURTHER RESOLVED that the FY 2018 operating budget is hereby approved and adopted.

6 Motion: (Harrigan/Kessler) Move to approve Resolution 5**Motion Carried****Absent: Adams****Changing the Date of the November 2017 Board of Commissioner's Meeting**

There was a brief discussion on changing the date of the November Board of Commissioners meeting from November 15, 2017 to November 13, 2017 due to a conflict with the upcoming Governor's Housing conference.

7 Motion: (Olds/Harrigan) Move to change the date of the Board of Commissioners meeting from November 15, 2017 to November 13, 2017 at 5:30 p.m.

Motion Carried**Naye: Blount****Absent: Adams****Closed Session**

At 6:40 p.m., Commissioner Blount asked to go into closed session and read the following motion:

I move that we go into closed meeting to consult with legal counsel and staff pertaining to actual or probable litigation or other specific legal matters including, litigation brought by Legal Aid on behalf of public housing residents as permitted by Section 2.2-3711(A)(7) of the Virginia Freedom of Information Act.

8 Motion: (Blount/Harrigan) Move to go into Closed Session.**Motion Carried Unanimously*****CERTIFICATION OF CLOSED MEETING***

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711(B) of the Code of Virginia of 1950, as amended, requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to

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which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

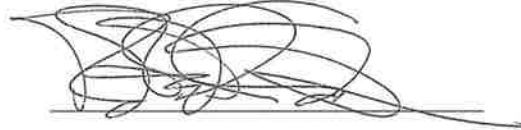
9 Motion: (Blount/Young) Move to accept the certification.

Motion Carried

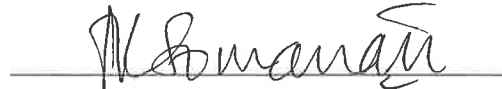
Absent: Adams, Olds

Adjournment

There being no further business, the meeting adjourned at 7:44 p.m.



Chairman



Chief Executive Officer/Secretary