

COMMISSIONERS' REGULAR BOARD MEETING
October 18, 2017

Resolution(s) Passed:

- (17-22) Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization for the Disposition of Two REO Properties Located in the Southside of Richmond - 2001 Chicago Avenue and 1612 Kingwood Street
- MOTIONS:** Abbott/Young
VOTE: Aye: Adams, Blount, Harrigan, Olds, Coleman, Young, Jones, Abbott
ABSTAIN: None
ABSENT: Kessler
- (17-23) Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization for the Disposition of One Parcel in Exchange for One Parcel Located in the Jackson Ward area of the City of Richmond
- MOTIONS:** Young/Harrigan
VOTE: Aye: Adams, Blount, Harrigan, Coleman, Young, Jones, Abbott
ABSTAIN: None
ABSENT: Olds, Kessler
- (17-24) Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization for the Disposition of One Parcel located at 13 West Charity Street in the Jackson Ward Area
- MOTIONS:** Abbott/Harrigan
VOTE: Aye: Adams, Blount, Harrigan, Coleman, Young, Jones, Abbott
ABSTAIN: None
ABSENT: Olds, Kessler
- (17-25) Resolution of the Richmond Redevelopment and Housing Authority authorizing the Executive Director to award the contract of auditing services to CliftonLarsonAllen LLP (Certified Public Accountants) to perform and carry out the financial and compliance audit of RRHA's financial statements for the fiscal years ending September 30, 2017 and September 2018 with three one year renewal options
- MOTIONS:** Jones/Blount
VOTE: Aye: Adams, Blount, Harrigan, Coleman, Young, Jones, Abbott
ABSTAIN: None
ABSENT: Olds, Kessler
- (17-26) Resolution of the Richmond Redevelopment and Housing Authority to approve the Amended Annual Agency Plan for Fiscal Year 2017 - 2018
- MOTIONS:** Young/Blount
VOTE: Aye: Adams, Blount, Harrigan, Coleman, Young, Jones, Abbott
ABSTAIN: None
ABSENT: Olds, Kessler

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 WEDNESDAY, OCTOBER 18, 2017

In Attendance:

Board of Commissioners

Robert J. Adams, Chairman
Veronica G. Blount, Vice Chair
Marilyn B. Olds
Elliott M. Harrigan
Samuel S. Young, Jr.
Jonathan Coleman
Robley S. Jones
Heidi Abbott

Absent

Neil Kessler

RRHA Staff

T.K. Somanath, Chief Executive Officer

The Chairman called the meeting to order at 5:42 p.m. with James M. Bowling, IV of St. John, Bowling, Lawrence & Quagliana, LLP serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *September 18, 2017 Regular Board of Commissioners Meeting* were approved.

1 Motion: (Coleman/Jones) Move to adopt the Minutes from the September 18, 2017 Regular Board of Commissioners Meeting.

Motion Carried

Absent: Kessler

Citizen Information Period

Prior to the citizen information period, Chairman Adams made the following comments regarding the proposal for the parking decals. *"The proposal for the parking decals came out of a broader discussion that included our staff, residents, and the city of Richmond police department. Our property management committee meets monthly and these issues are discussed as a regular part of their agenda. As with any of our committee meetings and this board meeting, we encourage residents and the public to attend those meetings and express their views. We are moving forward on a number of public safety initiatives that have come out of the work of that committee and this Board, including a substantial investment in upgrading lighting on our properties; installing cameras and other technology. Regarding the issue of the parking decals, this is a complicated issue. We are aware that it has prompted serious concerns among residents. This morning in a*

meeting with staff, we made the decision to suspend any further action on this proposal. As a Board, we need to fully understand all of the ramifications of this proposal before proceeding. We welcome your comments tonight. You may be sure that when we reconsider this proposal, you will be notified as well as all of the residents”.

Nathan Beyah addressed the Board of Commissioners and asked for RRHA’s assistance in identifying and recruiting 10 public housing families to participate in an entrepreneurship program. He also asked that the stipends that would be paid to the participants not be charged against their rent.

Omar Al-Qadafi addressed the Board of Commissioners and commented that the residents should be actively involved in the Housing Authority’s decision making process. RRHA should ensure that there is strong resident participation in all facets of its operation. The majority of the residents were not aware that the parking decal plan was being considered; therefore they were unaware that they were entitled to participate in the decision making process regarding this plan. He added that to reduce poverty and crime, residents need genuine access to employment and resident own businesses.

Ceonna Johnson addressed the Board of Commissioners and commented about the injury that she received on the job. She believes that having an investigation into what happened would be advantageous.

Shaina Lapolla addressed the Board of Commissioners and commented that RRHA needs to listen to what the community members are saying in order to meet their needs. RRHA’s role is to link the resources and respect the lives of those who exist in the communities. Ms. Lapolla still does not support the parking decal proposal, even though it has been suspended.

Helen Frye addressed the Board of Commissioners and commented that many of the residents are fearful or scared to voice their opinion. Residents should know what is going on in their communities instead of finding out information from the outside. She stated that RRHA’s property managers should have explained all of this to the residents.

Deborah Wilkes addressed the Board of Commissioners and commented that she was speaking on behalf of all of the residents at 4th Avenue. She presented the parking permits to the residents and all of them were in favor of it because they feel like they would be safer. She added that the issues that are going on in the senior buildings are hazardous to all of the residents.

Arthur Burton addressed the Board of Commissioners and commented that his organization, Community Unity in Action is for the rights of residents to be included in

the decision making process according to HUD regulations. They support the idea of improving the quality of lives for the residents of public housing. They want to ensure that the schools and communities are not violent and disrespectful and that folks can have the opportunities that they are entitled to. He added that Community Unity in Action would like to operate as a partner with RRHA.

Earl Bradley addressed the Board of Commissioners and commented that he heard a lack of trust and fear of retaliation from the residents rather than cooperation to move forward. He encouraged RRHA to look at the federal regulations in order to create a partnership between RRHA and the residents in order to make decisions.

Lynetta Thompson addressed the Board of Commissioners and commented that she was glad that RRHA had pulled back on the parking decal proposal. She stressed the importance of making people in positions of authority accountable for what they should be doing for the residents.

Vicky Dortch addressed the Board of Commissioners and commented that due to medical conditions, sometimes her daughter, who is not on her lease, spends the night to take care of her. She wanted to know if she can receive a visitor parking pass for her daughter to avoid her car being towed.

Chairman Adams concluded the citizen information session. He thanked everyone for their comments and stated that the Commissioners are all volunteers who serve on the Board and are trying to do their best to improve the communities of RRHA. He added that this cannot be done without input from the community.

Presentation on Invest Health Market Value Analysis

Ira Goldstein gave a presentation on the use of Market Value Analysis (MVA). The following key points were mentioned:

- MVA is a highly detailed, data-based tool designed to help public and private organizations make better informed decisions about where and how to invest scarce resources for the greatest impact.
- In addition to data analysis, and MVA uses local experts in real estate, banking, community development, fair and affordable housing, and government as advisors who inform the data collection and interpretation process.
- Scarce public subsidies alone cannot create a market where none exists. Public subsidy must leverage or clear the path for private investment.
- Public subsidy in distressed markets should build from local “nodes of strength”, such as transportation hubs, parks, amenities, major corridors or anchor institutions.

- All residents of a community are customers of the service and resources. To retain and support these residents, leaders must balance programs and initiatives to preserve and stabilize neighborhoods as well as stimulate growth in stressed areas.
- Richmond must be creative in identifying solutions, and apply accountability tools. Reinvestment Fund recommends setting priorities and aligning them with each neighborhood type.

New Business

Chairman's Comments

Chairman Adams provided the following comments and updates:

He thanked the Commissioners for their confidence in electing him as the Chairman of RRHA's Board of Commissioners. He re-emphasized the need for everyone to stay focused on the transformation of RRHA's aging public housing stock over the next two years.

He stated that he would like to see more interaction between RRHA and the various agencies as well as listening to residents.

He commended Ingram Brown for her quick action to assist the victim that came in to the RRHA office for help.

Chief Executive Officer's Comments

CEO Somanath provided the following comments and updates:

He congratulated Commissioner Adams on becoming the new Chairman of the Board of Commissioners. He thanked Commissioner Jones for his leadership as Chairman of the Board over the last two years.

He mentioned that the agency wide staff meeting will be held on Friday, October 20th to discuss RRHA's approved budget, team building and customer service.

Representatives from HUD will visit RRHA on October 30th to discuss the various challenges faced by the Authority.

The Mayor's housing summit that will be held on October 30th; the Commissioners were encouraged to attend.

He stated that one of the strategic priorities is to put some historic land back into productive use; therefore staff is in the process of securing rezoning for a piece of property as part of RRHA's strategic plan.

Resolution(s)

The following resolution(s) were presented for consideration:

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization for the Disposition of Two REO Properties Located in the Southside of Richmond - 2001 Chicago Avenue and 1612 Kingwood Street

(17-22) WHEREAS, the Board of Commissioners has reviewed the Recommendation Memorandum dated October 18, 2017 requesting Authorization for Disposition of two properties: 2001 Chicago Ave. Block S-0347; Parcel 012, and 1612 Kingswood St. Block C-60469; Parcel 042, located in the Southside of Richmond.

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT THE BOARD OF COMMISSIONERS:

- (i) Authorizes the Chief Executive Officer, or his designee, to execute documents necessary for the disposition of two properties located in the City of Richmond
- 2001 Chicago Ave.; Parcel S0000347012
 - 1612 Kingswood St.; Parcel C0060469042

2 Motion: (Abbott/Young) Move to approve Resolution 1

Motion Carried

Absent: Kessler

Note: Commissioner Olds left prior to voting on Resolutions 2-5.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization for the Disposition of One Parcel in Exchange for One Parcel Located in the Jackson Ward area of the City of Richmond

(17-23) WHEREAS, the Board of Commissioners has reviewed the Recommendation Memorandum dated October 18, 2017, requesting Authorization for Disposition of Parcel at 12 West Baker Street in exchange for the Acquisition of 900 North 2nd Street located in the Jackson Ward area of the City of Richmond.

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT THE BOARD OF COMMISSIONERS:

- (i) Authorizes the Chief Executive Officer, or his designee, to execute documents necessary for the disposition and acquisition of the following parcels.
- 12 West Baker Street; Parcel N0000107027 - Disposition
 - 900 North 2nd Street; Parcel N0000068021 - Acquisition

3 Motion: (Young/Harrigan) Move to approve Resolution 2

Motion Carried

Absent: Olds, Kessler

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization for the Disposition of One Parcel located at 13 West Charity Street in the Jackson Ward Area

(17-24) WHEREAS, the Board of Commissioners has reviewed the Recommendation Memorandum dated October 18, 2017 requesting Authorization for Disposition of one parcel: 13 West Charity Street located in the Jackson Ward Area of Richmond.

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT THE BOARD OF COMMISSIONERS:

- (i) Authorizes the Chief Executive Officer, or his designee, to execute documents necessary for the disposition of one parcel located in the City of Richmond
- 13 West Charity Street; Parcel N0000107004

4 Motion: (Abbott/Harrigan) Move to approve Resolution 3

Motion Carried

Absent: Olds, Kessler

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority authorizing the Executive Director to award the contract of auditing services to CliftonLarsonAllen LLP (Certified Public Accountants) to perform and carry out the financial and compliance audit of RRHA's financial statements for the fiscal years ending September 30, 2017 and September 2018 with three one year renewal options

(17-25) BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment and Housing Authority that the Executive Director is hereby authorized to award a contract to CliftonLarsonAllen LLP (Certified Public Accountants) to perform and carry out a financial and compliance audit of RRHA's financial statements for the fiscal years ending September 30, 2017 and September 2018 with three one year renewal options.

5 Motion: (Jones/Blount) Move to approve Resolution 4

Motion Carried

Absent: Olds, Kessler

Agenda Item No. 5 – Resolution of the Richmond Redevelopment and Housing Authority to approve the Amended Annual Agency Plan for Fiscal Year 2017 - 2018

(17-26) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority that the Amended Agency Plan for Fiscal Year 2017 - 2018, which was read and considered, is approved and adopted.

6 Motion: (Young/Blount) Move to approve Resolution 5

Motion Carried

Absent: Olds, Kessler

Closed Session

At 7:05 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 and certain personnel matters as permitted by Section 2.2-3711(A)(7) of the Virginia Freedom of Information Act.

7 Motion: (Blount/Young) Move to go into Closed Session.

Motion Carried

Absent: Olds, Kessler

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 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.

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

Motion Carried

Absent: Olds, Kessler

Adjournment

There being no further business, the meeting adjourned at 8:21 p.m.



Chairman



Chief Executive Officer/Secretary