

**COMMISSIONERS' REGULAR BOARD MEETING**  
*March 20, 2019*

**Resolution(s) Passed:**

19-03 Resolution of the Richmond Redevelopment and Housing Authority Authorizing the Approval and Affirmation of New Chief Executive Officer

**MOTIONS:** Young/Abbott

**VOTE: Aye:** Adams, Blount, Olds, Harrigan, Young, Coleman, Jones, Abbott

**ABSTAIN:** None

**ABSENT:** Kessler

19-04 Resolution of the Richmond Redevelopment and Housing Authority Commemorating the Service of Orlando C. Artze as Interim Chief Executive Officer

**MOTIONS:** Young/Abbott

**VOTE: Aye:** Adams, Blount, Olds, Harrigan, Young, Coleman, Jones, Abbott

**ABSTAIN:** None

**ABSENT:** 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, MARCH 20, 2019

**In Attendance:**

**Board of Commissioners**

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

**Absent**

Neil Kessler

**RRHA Staff**

Orlando Artze, Interim Chief Executive Officer

The Chairman called the meeting to order at 5:40 p.m. with Cory Wolfe serving as Legal Counsel. A quorum was established.

**Minutes**

The Minutes from the *February 20, 2019 Regular Board of Commissioners Meeting* were approved.

***1 Motion: (Blount/Jones) Move to adopt the Minutes from the February 20, 2019 Regular Board of Commissioners Meeting***

**Motion Carried**

**Absent: Kessler**

**Citizen Information Period**

No citizens were scheduled to speak.

**Chairman's Comments** - Chairman Adams provided the following comments and/or updates:

- Chairman Adams introduced the Resolution Commemorating the Service of Orlando C. Artze as Interim Chief Executive Officer. Expressions of gratitude for service towards Interim CEO Artze were made by the Commissioners and staff collectively. He stated that Orlando C. Artze has occupied the role of Interim CEO since January 23, 2018 and that today marks the last board meeting that he will attend as Interim CEO of the agency.

**Interim CEO Comments** - Interim CEO Artze provided the following comments and/or updates regarding ongoing initiatives and future projects:

- Capital Improvement Plan.
- Improvements have been made in RRHA's procurement process.
- Section 3 and MBE work improvements.
- Real estate development and new construction plans.
  - o 200 apartments are under construction in the Church Hill North and Jackson Ward areas.
- Rehabilitation and restoration of over 500 apartments.
- Project Based Voucher Initiative Program.
  - o 178 project based vouchers have been awarded to 11 properties giving residents of Creighton Court priority to move to these properties.
  - o Approximately 20 families have already benefited from this program and have been relocated to many of the 11 properties.
  - o This program gives residents more flexibility to choose where they want to live.
- Richmond Opportunities, Inc. (ROI).
- The President's proposed budget for 2020 with its effects on future funding for housing and RRHA as a whole was referenced. Capital funding will be eliminated completely, operating funds will be cut by 40% and community development block grant funding is eliminated.

#### **Conservation and Redevelopment Areas**

General Counsel Cory Wolfe provided an update on Conservation and Redevelopment Areas. The following key points were discussed:

- Redevelopment (renovation) areas and conservation areas (areas at risk of becoming blighted).
- Eminent domain (the force transfer of privately held property to government agencies for public purpose). Virginia strictly curtailed this many years ago.
- The Tax Abatement Program (applies to land/properties that have been vacant for 2 or more years. Once the land/property has been redeveloped with new construction, the city's tax assessor will evaluate the added value and possibly decline to tax it for a period of up to 10 years.) This would be a huge benefit for housing.
- Evaluated the City of Richmond's stipulations only for qualifying properties for the Tax Abatement program. Areas benefiting from this program is based on criteria established at the discretion of the City.
- A map listing all existing properties of RRHA that are already part of a redevelopment or conservation area was presented to the Board.
- Staff is identifying whether any of the Big 6 communities are currently in any of the conservation or redevelopment area zones; possibly 4 of the six are.

Committee Reports

Financial Reporting Manager, Linda Brydie reported that the *Administration and Finance Committee* met on March 18, 2019. The following items were reviewed and discussed:

- The 2018 audit is nearing completion.
- Agency vacancies.
- HUD 2020 budget.
- January financial statement.

Director of the Housing Choice Voucher Program and Tenant Selection, Kenyatta Green reported that the *Property Management Committee* met on March 20, 2019. The following items were reviewed and discussed:

- ACOP and Admin Plan revisions.
- Heat update.
- Changes to the housing application appointment policy.
- HAP abatement changes.
- Existing goals to improve juvenile activities, summer programs and employment assistance opportunities for residents in RRHA's communities.

Acting Chief Real Estate Officer Desi Wynter stated that the *Real Estate Committee* met on March 13, 2019. The following items were reviewed and discussed:

- Section 3 activity report.
- Sarah Jones-Anderson was introduced as the new Senior Project Manager in the real estate department.
- Update on the Section 3 senior and multifamily site funding progress.

Resolution(s)

**Agenda Item No. 1** - Resolution of the Richmond Redevelopment and Housing Authority ("RRHA") Approving the Adoption of an Operating Reserves Policy

**(19-03)** WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board"), as the governing body of RRHA, is empowered to adopt policies, provide oversight, and determine policy guidelines for RRHA's operations, pursuant to Article I, Section 5 of the Bylaws of the Board;

WHEREAS, the Board desires to establish a written policy establishing guidelines and procedures for the use of RRHA's operating reserves;

NOW, THEREFORE, BE IT RESOLVED by the Board that the RRHA Operating Reserves Policy, attached hereto and incorporated by reference as if fully laid out herein (the "Policy"), shall govern all applicable retention and use of RRHA's funds; and

AND BE IT FURTHER RESOLVED that the Policy, once adopted, shall supersede and render without effect all previous or contradictory policies; and

AND BE IT FINALLY RESOLVED by the Commissioners of RRHA that the Policy is approved as laid out herein, and shall be adopted.

**2 Motion: (Young/Jones) Move to adopt Resolution 1**

**Motion Carried**

**Absent: Kessler**

**Agenda Item No. 2** - Resolution of the Richmond Redevelopment and Housing Authority Commemorating the Service of Orlando C. Artze as Interim Chief Executive Officer

(19-04) WHEREAS, the Chief Executive Officer is the Executive Director and chief executive and administrative officer of the Richmond Redevelopment and Housing Authority ("RRHA"); and

WHEREAS, Orlando C. Artze was appointed by the Board of Commissioners of RRHA (the "Board") to serve as Interim Chief Executive Officer on January 23, 2018; and

WHEREAS, Orlando C. Artze has submitted his resignation from his position as Interim Chief Executive Officer, effective March 25, 2019; and

WHEREAS, the Board finds Orlando C. Artze performed his duties as Interim Chief Executive Officer with integrity, wisdom, and compassion of the highest order;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA, and on behalf of all RRHA staff, that Orlando C. Artze's exemplary service as Interim Chief Executive Officer be formally recognized, and that his numerous accomplishments be celebrated as a matter of public record;

AND BE IT FURTHER RESOLVED that the Board, on behalf of all RRHA staff, thanks Orlando C. Artze for the dedication and commitment with which he approached his duties, and recognizes the personal sacrifices he made to better RRHA during his tenure;

AND BE IT FINALLY RESOLVED that Orlando C. Artze be fondly remembered as a tireless advocate for low-income families across the Richmond metropolitan area.

**3 Motion: (Abbott/Young) Move to adopt Resolution 2**

**Motion Carried Unanimously**

**Absent: Kessler**

*Note: Commissioner Jones requested that the minutes reflect that Resolution No. 2 was approved unanimously.*

At 6:33 p.m., Commissioner Young 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 regarding the award of public contracts involving the expenditure of public funds or the disposition of publicly held real property, as permitted by Sections 2.2-3711(A)(3) and (29) of the Virginia Freedom of Information Act, including discussion of the terms and scope of a contract or contracts for:*

- (1) a Rental Assistance Demonstration developer-partner or partners;
- (2) developers for a mixed-use development upon RRHA property located within the Historic Jackson Ward district; and
- (3) developers for ninety-six (96) single-family homes to be built upon RRHA-owned lots located within the Blackwell neighborhood, and
- (4) the disposition of RRHA-held real property in the Eastlawn neighborhood

**4 Motion: (Young/Jones) Move to go into Closed Session.**

**Motion Carried**

**Absent: Kessler**

At 7:11 p.m., Commissioner Young asked to come out of Closed Session and read the following:

***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.

**5 Motion: (Young) Move to come out of Closed Session**

**Motion Carried**

**Absent: Kessler**

**Ongoing Initiatives and Future Projects and Concerns:**

Interim CEO Artze provided an update on ongoing initiatives and future projects and concerns. The following key points were discussed:

- Phase 1A consists of a 60 apartment family development and a 45 apartment senior development. Construction is underway and should be completed by the end of 2019.
- Phase 2A consists of a 70 apartment family development project; a tax credit commitment as well as other funding commitments have been received for this project. The \$3.8 million funding gap has been narrowed to approximately \$400,000 – \$600,000.
- Orlando was given the task of drafting a brief summary of details for the Boards' review.

**Adjournment**

There being no further business, the meeting adjourned at 7:24 p.m.



Chairman



Chief Executive Officer/Secretary