

COMMISSIONERS' SPECIAL MEETING
March 4, 2020

Resolution(s) Passed:

20-04 Resolution approving the acquisition of 2720 Nine Mile Road and 2820 Nine Mile Road in the East End

MOTIONS: Young/Adams

VOTE: Aye: Blount, Harrigan, Young, Coleman, Jones, Adams

ABSTAIN: None

ABSENT: Kessler, Olds

20-05 Resolution approving the amendment to Master Development Agreement with The Community Builders Regarding Armstrong Renaissance

MOTIONS: Jones/Young

VOTE: Aye: Blount, Harrigan, Young, Coleman, Jones, Adams

ABSTAIN: None

ABSENT: Kessler, Olds

MINUTES OF THE SPECIAL MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE RRHA OFFICES
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON WEDNESDAY, MARCH 4, 2020

In Attendance:

Board of Commissioners

Veronica G. Blount, Chairman
Elliott Harrigan
Samuel S. Young, Jr.
Jonathan Coleman
Robley Jones
Robert J. Adams

Absent

Neil Kessler, Vice Chairman
Marilyn Olds

RRHA Staff

Damon E. Duncan, Chief Executive Officer

Chairman Blount called the meeting to order at 5:42 p.m. with Cory Wolfe serving as Legal Counsel. A quorum was established.

The Minutes from the *January 15th Board of Commissioners Meeting* were approved.

***1 Motion: (Jones/Adams) Move to adopt the Minutes from the
January 15, 2020 Regular Meeting of the Board of Commissioners***

Motion Carried

Absent: Kessler, Olds

The Minutes from the *February 5th Special Board of Commissioners Meeting* were approved.

***2 Motion: (Young/Coleman) Move to adopt the Minutes from the
February 5, 2020 Regular Board of Commissioners Meeting***

Motion Carried

Absent: Kessler, Olds

Citizen Information Period

No citizens were scheduled to speak.

Resolution(s)

Agenda Item No. 1 – Resolution approving the acquisition of 2720 Nine Mile Road and 2820 Nine Mile Road in the East End

(20-04) WHEREAS, RRHA desires to acquire two (2) lots located at 2720 Nine Mile Road and 2820 Nine Mile Road (together, the “Lots”) in the East End; and

WHEREAS, the assessed value of the Lot known as 2720 Nine Mile Road, as such value was determined by City of Richmond Real Estate Assessor, is \$36,000; and the assessed value of the Lot known as 2820 Nine Mile Road, as such value was determined by City of Richmond Real Estate Assessor, is \$27,000; and

WHEREAS, RRHA owns land directly adjacent to the Lots, and the proposed acquisition of the Lots advances RRHA’s strategic goals to promote responsive and responsible revitalization of the neighborhoods RRHA serves; therefore

BE IT RESOLVED that the Chief Executive Officer, or his designee, is authorized and directed to negotiate, execute and deliver a signed purchase agreement to acquire the Lot known as 2720 Nine Mile Road for a purchase price not to exceed the amount of \$36,000; and

BE IT FURTHER RESOLVED that the Chief Executive Officer, or his designee, is authorized and directed to negotiate, execute and deliver a signed purchase agreement to acquire the Lot known as 2820 Nine Mile Road for a purchase price not to exceed the amount of \$27,000.

3 Motion: (Young/Adams) Move to adopt Resolution 1

Motion Carried

Absent: Kessler, Olds

Agenda Item No. 2 – Resolution approving the amendment to Master Development Agreement with The Community Builders Regarding Armstrong Renaissance

(20-05) WHEREAS, the Board of Commissioners of Richmond Redevelopment and Housing Authority (“RRHA”) adopted a resolution on January 21, 2015 authorizing the Chief Executive Officer of RRHA to enter into a Master Development Agreement with The Community Builders, Inc. (“TCB”) pursuant to which TCB would serve as master developer for the redevelopment and transformation, in multiple components, of the Creighton Court/ Nine Mile Road area of the City of Richmond (the “Project”);

WHEREAS, RRHA and TCB subsequently entered into a Master Development Agreement dated February 5, 2015 as subsequently amended by Addendum No. 1 thereto dated June 12, 2017 (collectively, the “MDA”) pursuant to which RRHA and TCB agreed to the terms and conditions pursuant to which TCB would serve as the master developer for the Project; and

WHEREAS, in its January 21, 2015 resolution, RRHA’s Board of Commissioners required that any future amendments to the MDA shall require the prior approval of that Board; and

WHEREAS, in the Addendum No. 1 aforementioned, RRHA and TCB agreed that TCB shall impose in its agreement with the General Contractor selected to construct the Project a requirement to retain 10% on infrastructure costs until Project completion;

WHEREAS, RRHA and TCB now desire that TCB have authority to waive the above-described 10% retainage of infrastructure costs in TCB's agreement with the selected General Contractor.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on a recommendation from the Chief Executive Officer, TCB and RRHA may waive the retainage requirement for completed infrastructure phases to ensure payment to subcontractors;

AND BE IT FURTHER RESOLVED that the Chief Executive Officer is hereby authorized and directed to execute and deliver any amendment to the MDA which is necessary to effect this change.

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

Motion Carried


Absent: Kessler, Olds

Adjournment

There being no further business, the meeting adjourned at 5:46 p.m.



Chairman



Interim Chief Executive Officer/Secretary