

COMMISSIONERS' REGULAR ELECTRONIC BOARD MEETING
February 16, 2022

Resolution(s) Passed:

22-04 Resolution regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation, Rehabilitation and Equipping of the approximately 62-Unit Swansboro Apartments Multifamily Housing Facility located in the City of Richmond, Virginia

MOTION: Hardiman, Chair of the Real Estate Committee

VOTE: Aye: Blount, Coleman, Gooden, Hardiman, Johnson, Jones, Kessler, Pitchford, Shelton

ABSTAIN: None

ABSENT: None

22-05 Resolution approving a modification to the contract for the installation of underground piping at Gilpin Court between Richmond Redevelopment and Housing Authority and RMT Construction and Development Group. LLC. dated March 3, 2020, and authorizing the Interim Chief Executive Officer, or her designee, to execute Contract Modification No. 2 on behalf of Richmond Redevelopment and Housing Authority

MOTION: Pitchford/Jones

VOTE: Aye: Blount, Coleman, Gooden, Hardiman, Johnson, Jones, Kessler, Pitchford, Shelton

ABSTAIN: None

ABSENT: None

22-06 Resolution approving revisions to RRHA's Procurement Policy and recommending adoption of the same

MOTION: Jones/Hardiman

VOTE: Aye: Blount, Coleman, Gooden, Hardiman, Johnson, Jones, Kessler, Pitchford, Shelton

ABSTAIN: None

ABSENT: None

MINUTES OF REGULAR ELECTRONIC MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD VIA GOTOMEETING
IN RICHMOND, VIRGINIA
ON WEDNESDAY, FEBRUARY 16, 2022

Board of Commissioners

In Attendance Via GoToMeeting:

Dr. Basil I. Gooden, Chairman
Barrett Hardiman, Vice Chairman
Veronica Blount
Jonathan Coleman
W. R. "Bill" Johnson, Jr.
Robley Jones
Neil Kessler
Charlene Pitchford
Patrice Shelton

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Chairman Basil Gooden called the meeting to order at 5:31 p.m. with Ben Titter serving as General Counsel. A quorum was established.

General Counsel Comments

This meeting is an electronic meeting conducted in accordance with Va. Code § 2.2-3708.2(A)(3) as well as City of Richmond Ordinance 2020-R025, which was adopted pursuant to Va. Code § 44-146.21 The Board is meeting by entirely remote means and a quorum is not physically assembled due to the COVID-19 pandemic, which has made it unsafe for a quorum of Board members to physically assemble in a single location. The purpose of this electronic meeting is to allow the Board to provide for the continuity of RRHA operations and carry out the Board's lawful purposes, duties, and responsibilities.

Notice of this electronic meeting was published on RRHA's website on **February 1, 2022**. That Notice identified that this meeting will be an "electronic meeting" conducted through GoToMeeting and that members of the public could observe and participate. Specific instructions to access the meeting by internet and by phone were disclosed in the Notice, which also directed members of the public to a link where they could register to deliver public comments. All requests to speak are delivered to Priscilla Jackson, Executive Administrative Assistant.

Members of the public must register in advance in accordance with the Board's Bylaws in order to make public comments during the meeting. To register, members of the public must access an online link by which they can provide the registration information required by the Board's Bylaws. Public comments must be made at electronic meetings of this Board in real time through the GoToMeeting application, either by internet or by phone. Written comments will not be accepted and will not be included in the minutes of this meeting.

In accordance with the Bylaws, no member of the public may address the Board unless they have registered to speak or have otherwise been called upon by the Chair to speak. Accordingly, all members of the public are instructed to disable any audio or video broadcasts until and unless the Chair has called upon such individual to deliver comments. If a member of the public refuses to disable an audio or video broadcast after having been warned to do so by the Chair, then the individual may be permanently banned from the remainder of the meeting.

Please disable your audio and video broadcasts now.

All members of this body in attendance at this meeting are participating electronically. Members are reminded that all voting during this electronic meeting will be conducted by roll call vote. When a motion is on the floor, I will call each member by name, in alphabetical order, to state their vote individually, until all members are polled.

I have no further comments.

Agenda

Chairman Gooden asked if there were any additional items for the February 16, 2022 board agenda. No additional items were recommended; the agenda was accepted as presented.

Minutes

The Minutes from the *January 19, 2022 Regular Board of Commissioner's Meeting* were approved.

Motion: (Hardiman/Johnson) Move to adopt the Minutes from the January 19, 2022 Regular Board of Commissioner's Meeting

Absent: Blount, Kessler

Motion Carried Unanimously

Note: Commissioners Blount and Kessler were absent when the minutes were voted on but was present for the remainder of the meeting.

Citizen Information Period

Chairman Gooden called for the Citizen Information Period.

Aquanetta Scott addressed the Board of Commissioners on behalf of the RTO to discuss residents rent/evictions. She asked that the faith leaders and the electoral officials help with this effort. She concluded her comments by saying "*We stand behind RRHA with moving forward with evictions if residents do not come current on their rent*".

Cora Hayes addressed the Board of Commissioners to discuss resources for RRHA residents. In the past, RRHA provided programs and resources that would assist residents with obtaining their GED, CNA certification, cosmetology license as well as budgeting training. To assist residents, she wanted to know if these programs can be re-implemented and made mandatory for resident participation. In addition, she asked about the possibility of setting up childcare facilities in each RRHA community to provide childcare services before and after school. Lastly, she wanted to know if RRHA's Section 3 job program has been re-activated. She concluded her comments by volunteering her services to assist RRHA. Chairman Gooden thanked Ms. Hayes for her comments and informed her that staff will follow up on her questions and comments.

Emanuel Harris addressed the Board of Commissioners to inform the Board that he has engaged a network of 50 - 70 pastors in the Richmond metro area who are willing to assist RRHA with lease enforcement efforts and connecting with residents to help keep them housed.

Chairman Gooden concluded the Citizen Information Period by thanking all of the speakers for their comments.

Action Item: Staff will follow up on Ms. Hayes' request to determine if RRHA can re-implement certain programs and resources for residents such as GED, CNA or cosmetology certifications, Section 3 job program, budgeting training, and providing childcare services before and after school.

Chairman's Updates

Chairman Gooden provided the following comments and updates.

- He expressed gratitude and appreciation to the RRHA team and the Commissioners for their work in addressing the various concerns related to the pandemic and lease enforcement issues.
- The Board will be moving forward with the CEO search.
- He thanked Interim CEO Stacey Daniels-Fayson for her continued good work in the CEO position.

Interim Chief Executive Officer's Updates

Interim CEO Stacey Daniels-Fayson provided the following comments and updates.

- COVID.
- Virginia Housing Public Housing Revitalization Capital Grant Improvement Program
 - RRHA was awarded a one-time grant in the amount of \$12.4 million for this program.
 - The funds will be used to fund gaps in public housing transformation projects and to fund capital improvement projects.
 - Staff will be meeting to identify projects that can be funded under this grant.
- Lease Enforcement.
 - RRHA continues to assist families who are behind in their rent.
 - Several meetings were held with organizations who have expressed interest in assisting RRHA with efforts to help public housing families avoid lease enforcement action.
- Training at the Fay Towers Facility.
 - The Fire Marshal's office has requested permission to use the Fay Towers facility to conduct training for the fire department.
- Meetings were held with various partners and organizations throughout the month.

Discussion: Commissioner Johnson stated that the Mayor has launched an initiative to put \$1 million into the budget to help residents with childcare assistance. He asked Interim CEO Daniels-Fayson to ensure that a RRHA representative participates in those

4400

meetings. Interim CEO Daniels-Fayson will have a conversation with Reggie Gordon regarding this item.

Action Item: Interim CEO Daniels-Fayson will have a conversation with Reggie Gordon to ensure that RRHA participates in the discussions with the city regarding their initiative to provide childcare assistance to residents.

Lease Enforcement Update.

Interim COO Kenya Green provided the following comments and updates on RRHA's Lease Enforcement efforts.

- As of February 9th, there were 1,744 families with rent balances that range from \$51 or more. The total age receivable balance for this is approximately \$1.8 million.
- As of February 11th, staff have entered 724 applications for residents to receive rent relief. They started off by submitting applications for residents with balance ranges of \$1,000 and up. They have also begun submitting applications for residents with a balance of \$500 to \$999.
- Staff continues to work diligently with the Department of Housing and Community Development to streamline the application process to apply for rent relief for residents.
- The goal of the property management staff is to submit all rent relief applications by the end of February 2022. Staff will assist them with reaching this goal.
- Staff met with organizations who indicated their desire to assist RRHA with mitigating evictions for residents. Ninety-one e-mails were sent, and 50 responses were received from individuals who wanted to participate in the meeting. Of the 50 responses, 43 individuals attended one of the two meetings.
- During these meetings, staff discussed various ways that the organizations can assist with this effort by either canvassing, entering applications into the system, assisting families with submitting their application, or fundraising.
- Following the meeting, a Google Form was sent to participants of the meetings to request that they identify how they would like to assist RRHA residents. Thirteen responses were received from the Google Form which represented over 66 volunteers.
- Staff will begin to finalize the logistics to implement this plan.

Committee Updates

The *Real Estate and Community Development Committee* met on February 8, 2022. Commissioner Barrett Hardiman, Chairman of the Real Estate Committee provided an update on the items that were discussed during that meeting:

- Resolution regarding tax exempt bonds for Swansboro.
- Strategy for the Real Estate Committee over the next couple of months.
- Real Estate Committee meetings will be held twice a month. The first meeting will be used to discuss business items and resolutions; the second meeting will be

used to discuss the strategy for redevelopment plans. Mosby Court South will be the focus of the discussion for the February 24th meeting.

The *Administration and Finance Committee* met on February 15, 2022. Interim CEO Daniels-Fayson provided an update on the items that were discussed during that meeting. A quorum was not established.

- Agency Vacancies.
- Section 3 Hires.
- IT Update.
- Procurement Report.
- Resolution regarding RMT Contract Modification.
- Section 3 Hires.
- Section 3/MBE Reporting.
- Cash Flow for December 2021.
- December 2021 Financials.

The *Property Management Committee* met on February 9, 2022. Interim Chief Operating Officer Kenyatta Green provided an update on the items that were discussed during that meeting:

- In celebration of and to honor the service and dedication of employee Arthur Moody for providing 41 years of service to RRHA residents, February 12, 2022 was declared as A. Moody Day.
- The Richmond HUD office provided the following information related to lease enforcement activities:
 - Residents must pay their rent.
 - RRHA must collect rent from residents.
 - Public Housing Authorities do not have the ability to forgive rent balances.
 - There will be ramifications for the Authority if RRHA fail to enforce their leases.
 - She concluded her comments by commending RRHA for its proactive approach and support. She said "*HUD supports RRHA in moving forward with rent collection and lease enforcement activities*".
- Meetings were held with various organizations to discuss ways to assist RRHA in mitigating lease enforcement efforts to keep residents housed.
- Financing for HCVP Homeownership Program.
- Vacancy Turn Process.
 - A Quality Control Team has been established.
- Partnership with Richmond Fire Department to conduct training for the fire department.
- R.I.S.E. Award winners.

The *Governance Committee* met on February 9, 2022. Commissioner Robley Jones, Chairman of the Governance Committee provided an update on the items that were discussed during that meeting:

- o Proposed revisions to the Procurement Policy.
- o A recommendation on the selected search firm was presented to the Committee.

The Committee recommended that this item be brought to the full Board for a discussion during closed session.

Resolution(s)

Agenda Item No. 1 – Resolution regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation, Rehabilitation and Equipping of the approximately 62-Unit Swansboro Apartments Multifamily Housing Facility located in the City of Richmond, Virginia

(22-04) WHEREAS, the Richmond Redevelopment and Housing Authority (the "Authority") is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), to issue its bonds for the purpose, among others, of financing the Plan of Finance (as hereinafter defined), located within the territorial boundaries of the City of Richmond, Virginia (the "City"); and

WHEREAS, VST Swansboro LLC (the "Borrower") has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$10,000,000 (the "Bonds"), the proceeds of which will be used to finance or refinance a portion of the cost of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project consisting of three buildings containing approximately 62 units representing approximately 45,635 net rentable square feet to be known as the Swansboro Apartments (the "Project") located at 3600 and 3601 East Broad Rock Road in the City of Richmond, Virginia (the "City") and the costs of issuance incurred in connection with the issuance of the Bonds (together with the Project, the "Plan of Finance") as permitted under the Act; and

WHEREAS, the Authority and the City Council previously approved the Plan of Finance in November 2020 and January 2021, respectively, but those approvals expired in January, 2022 in accordance with applicable law; and

WHEREAS, the Project shall be established and maintained as a "qualified residential rental project" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, plans for the Plan of Finance have been described to the Authority and a public hearing (the "Public Hearing") has been held on January 26, 2021 with respect to the Plan of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code; and

WHEREAS, due to the ongoing COVID-19 Pandemic, the Public Hearing described in the immediately preceding paragraph was held telephonically in accordance with Internal Revenue Service Revenue Procedure 2020-21 and the state and local laws of the Commonwealth of Virginia, including City Council's ongoing declaration of a state of emergency; and

WHEREAS, the Borrower has indicated that it will work in good faith with the Authority, subject to applicable procurement rules, to accept Housing Choice Vouchers at the Project for at least 10% of the units (the "Borrower's Special Commitment"); and

WHEREAS, the Bonds will be issued in one or more series to the purchasers thereof pursuant to one or more Bond Financing Agreements to be prepared by co-bond counsel to the Authority and to be dated as of a date on or prior to the date of the execution thereof (the "Bond Financing Agreements") among the Authority, the Borrower and the purchasers to be named therein; and

WHEREAS, the Authority has determined that it is in the best interest of the Authority to issue its tax-exempt revenue bonds pursuant to the Act, in such amounts as may be necessary to finance the Plan of Finance, and in connection therewith to obtain tax credits for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.
2. It is hereby found and determined that the Plan of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.
3. It is hereby found and determined that the Project will constitute a "residential building" as that term is defined in the Act.
4. To induce the Borrower to undertake the Plan of Finance and maintain the Project as a "qualified residential rental project" within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Plan of Finance, including the financing of reserve funds as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) its tax-exempt multifamily housing revenue bonds therefor in the maximum principal amount not to exceed \$10,000,000 upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in form and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.
5. All previous acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plan of Finance are hereby ratified, approved and confirmed.
6. The Authority hereby re-designates McGuireWoods LLP, Tysons, Virginia, and Harrell & Chambliss LLP, Richmond, Virginia, to serve as co-bond counsel ("Bond Counsel") and hereby appoints such firms to supervise the proceedings and approve the issuance of the Bonds.
7. The issuance of the Bonds in the aggregate principal amount of up to \$10,000,000 pursuant to the Bond Financing Agreements is hereby authorized and approved. The Chair, Vice Chair, Secretary-Treasurer, Interim Chief Executive Officer and any other officer of the Authority, any of whom may act alone (the "Authorized Official"), are each hereby authorized and directed to execute the Bonds, which shall bear interest at the rates (which may be variable or fixed), shall mature on such dates and shall be subject to redemption at such times as are set forth in the Bond Financing Agreements. The Authorized Official is hereby authorized to approve the final terms of the Bonds; provided that the interest rates borne by the Bonds shall not exceed 8% per annum, the final maturities of the Bonds shall not be later than forty (40) years after the date of the initial issuance of the Bonds, and the aggregate principal amount of the Bonds shall not exceed \$10,000,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.
8. The Bond Financing Agreements shall be in substantially the same forms as prepared by Bond Counsel and submitted to the Authority, which are hereby authorized, with such completions, omissions, insertions and changes (including, without

limitation, changes of the dates thereof and the captions of the Bonds) as may be approved by the Authorized Official executing them, his or her execution to constitute conclusive evidence of the approval of any such completions, omissions, insertions and changes. The Bond Financing Agreements contain and shall contain upon their execution and delivery provisions obligating the Borrower to comply with the Borrower's Special Commitments with respect to the Project. The execution, delivery and performance by the Authority of the Bond Financing Agreements are hereby authorized and directed.

9. The Authorized Official is hereby authorized and directed to execute on behalf of the Authority and to deliver the Bonds, the Bond Financing Agreements, the related documents to which the Authority is a party and such other agreements, certificates, documents and instruments (collectively, the "Documents"), and to do and perform such things and acts, as are authorized hereby or contemplated by the Documents, and, if required, the Secretary-Treasurer or any other officer of the Authority is authorized and directed to affix the seal of the Authority to the Bonds and the other Documents and to attest such seal. The signatures of the Authorized Official and the seal of the Authority on the Bonds may be by facsimile.

10. The Borrower agrees to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.

11. All costs and expenses in connection with the financing and the Plan of Finance, including the fees and expenses of the Authority (including, without limitation, any application fee and/or origination fee), Bond Counsel, counsel for the Authority and any placement agent or underwriter for the sale of the Bonds shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

12. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

13. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. Any obligation of the Authority to exercise its powers in the City to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue Bonds for the Plan of Finance for any reason, including but not limited to, the failure of the City Council to approve the issuance of the Bonds.

14. The Authority recommends that the City Council re-approve the issuance of the Bonds.

15. The Secretary of the Authority is authorized and directed to deliver to the City Council (1) a reasonably detailed summary of the comments, if any, expressed at the public hearing, (2) a fiscal impact statement concerning the Plan of Finance and (3) a copy of this resolution.

16. The Chair or Secretary of the Authority, or the designee of either of them, is hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrower.

17. No Bonds may be issued pursuant to this resolution until such time as (a) the issuance of the Bonds has been re-approved by the City Council, and (b) the Bonds have received an allocation or allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

18. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds or the creditworthiness of the Plan of Finance or of the Borrower.

19. The Authority confirms the findings and determinations contained in the recitals to this Resolution setting forth the reason for the need to meet by electronic means during the current declared state of emergency by the City of Richmond City Council arising from COVID-19.

20. This resolution shall take effect immediately upon its adoption.

Motion: (Hardiman, Chair of the Real Estate Committee) Move to adopt Resolution #1

Motion Carried Unanimously

Agenda Item No. 2 – Resolution approving a modification to the contract for the installation of underground piping at Gilpin Court between Richmond Redevelopment and Housing Authority and RMT Construction and Development Group, LLC, dated March 3, 2020, and authorizing the Interim Chief Executive Officer, or her designee, to execute Contract Modification No. 2 on behalf of Richmond Redevelopment and Housing Authority

(22-05) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) entered into a contract with RMT Construction and Development Group, LLC (“RMT”) on March 3, 2020 providing for the installation of underground piping at Gilpin Court (“the Project”); and

WHEREAS, the Project includes, replacement of underground hot water mechanical piping for the existing heating and hot water supply systems at Gilpin Court through disturbance of approximately 3,400 sf of land; and

WHEREAS, RRHA and RMT previously entered into Contract Modification No. 1 addressing certain design changes which executed on December 10, 2021; and

WHEREAS, due to unforeseen conditions and COVID-19 pandemic related inflation, Contract Modification No. 2 is necessary to compensate RMT for completion of the Project; and

WHEREAS, RRHA staff has determined that the proposed modification to the contract is reasonable; and

WHEREAS, it is necessary for the Board of Commissioners of RRHA to take appropriate official action to approve the proposed modification to the

contract and to authorize the Interim Chief Executive Officer, or her designee, to execute and Contract Modification No. 2 on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Stacey Daniels-Fayson, in her capacity as Interim Chief Executive Officer, is authorized to execute Contract Modification No. 2 to Contract 2019-44 between RRHA and RMT Construction and Development Group, LLC. The total modification is \$769,702.81. The new contract amount is Not to Exceed \$2,677,752.15

Motion: (Pitchford/Jones) Move to adopt Resolution #2

Motion Carried Unanimously

Agenda Item No. 3 – Resolution approving revisions to RRHA’s Procurement Policy and recommending adoption of the same

(22-06) WHEREAS, RRHA, in accordance with relevant law and regulation, adopted a Procurement Policy (the “Policy”) setting forth requirements for RRHA procurement actions; and

WHEREAS, RRHA, with input from the Governance Committee of the Board of Commissioners, and in accordance with relevant law and regulation, drafted a revised Policy, as more particularly shown in Exhibit A, attached hereto; therefore

BE IT RESOLVED that RRHA’s Board of Commissioners, believing the proposed changes to the Policy are prudent, approves the same and recommends that RRHA, by and through its Interim Chief Executive Officer, adopt the proposed changes to the Policy.

Motion: (Jones/Hardiman) Move to adopt Resolution #3

Motion Carried Unanimously

Closed Session

At 6:53 p.m., Commissioner Robley Jones asked to go into Closed Session. Commissioner Robley Jones read the following motion:

I move that we go into closed meeting for the discussion the following:

1. Discussion of the award of a public contract involving the expenditure of public funds, specifically contracting with a firm to conduct a search for potential employees, because such discussion in an open session will adversely affect RRHA’s bargaining position or negotiation strategy, as permitted by Section 2.2-3711(A)(29) of the Code of Virginia; and
2. Discussion of the performance of an employee of this public body, specifically RRHA’s Interim Chief Executive Officer, as permitted by Section 2.2-3711(A)(1) of the Code of Virginia; and
3. Consultation with legal counsel employed by this public body regarding specific matters requiring the provision of legal advice by such counsel, specifically the matter of Rakeisha Brown versus RRHA, as permitted by Section 2.2-3711(A)(8) of the Code of Virginia.

Motion: (Jones/Hardiman) Move to go into Closed Session.

Motion Carried Unanimously

At 9:11 p.m., Commissioner Jones asked to come out of Closed Session.

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.

Motion: (Jones/Hardiman) Move to come out of Closed Session
Motion Carried Unanimously

Motion: (Hardiman/Johnson) Move to authorize the Chairman of the Board to enter into negotiations for a contract with Fahrenheit Advisors for Executive Management Services to include the search for a permanent CEO

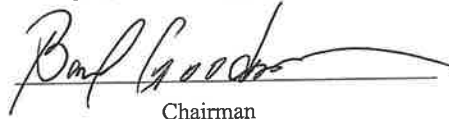
Nay: Coleman, Jones, Kessler

Abstain: Blount

Motion Carried

Adjournment

There being no further business, the meeting adjourned at approximately 9:18 p.m.


 Chairman


 Interim Chief Executive Officer/Secretary