

**COMMISSIONERS' REGULAR BOARD MEETING**  
*April 20, 2022*

**Resolution(s) Passed:**

- 22-10 Resolution approving the Acquisition of 903 North 2<sup>nd</sup> Street in the Jackson Ward Area
- 22-11 Resolution approving the Acquisition of 911 North 2<sup>nd</sup> Street in the Jackson Ward Area
- 22-12 Resolution approving the Acquisition of 1004 North 3<sup>rd</sup> Street in the Jackson Ward Area
- 22-13 Resolution approving the Acquisition of 905 North 2<sup>nd</sup> Street in the Jackson Ward Area
- 22-14 Resolution approving the Acquisition of 916 North 4<sup>th</sup> Street in the Jackson Ward Area
- MOTION:** Hardiman, Chair of the Real Estate Committee  
Move to adopt Resolutions #1 - #5
- VOTE: Aye:** Gooden, Hardiman, Johnson, Pitchford
- ABSTAIN:** None
- ABSENT:** Blount, Shelton
- 22-15 Resolution approving the Disposition of 501 Orleans Street in the Fulton Area
- 22-16 Resolution approving the Disposition of 916 North 1<sup>st</sup> Street in the Jackson Ward Area
- MOTION:** Hardiman, Chair of the Real Estate Committee  
Move to adopt Resolutions #6 - #7
- VOTE: Aye:** Gooden, Hardiman, Johnson, Pitchford
- ABSTAIN:** None
- ABSENT:** Blount, Shelton
- 22-17 Resolution Authorizing the Interim CEO or Her Designee, to Execute the Second Amendment to Addendum No. 2 to the Master Development Agreement with The Community Builders, Inc
- MOTION:** Hardiman, Chair of the Real Estate Committee  
Move to adopt Resolutions #8
- VOTE: Aye:** Gooden, Hardiman, Johnson, Pitchford
- ABSTAIN:** None
- ABSENT:** Blount, Shelton

MINUTES OF REGULAR ELECTRONIC MEETING  
OF THE COMMISSIONERS OF  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
HELD VIA GOTOMEETING  
IN RICHMOND, VIRGINIA  
ON WEDNESDAY, APRIL 20, 2022

**Board of Commissioners**

**In Attendance Via GoToMeeting:**

Dr. Basil I. Gooden, Chairman  
Barrett Hardiman, Vice Chairman  
Veronica Blount  
W. R. "Bill" Johnson, Jr.  
Charlene Pitchford  
Patrice Shelton

**RRHA Staff**

Sheila Hill-Christian, Interim Chief Executive Officer  
Ben Titter, General Counsel

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**

RRHA's General Counsel offered an opening statement about the legal basis for the electronic meeting.

**Agenda**

Chairman Gooden asked if there were any additional items for the April 20, 2022 board agenda. No additional items were recommended; the agenda was accepted as presented.

**Minutes**

The Minutes from the *March 16, 2022 Regular Board of Commissioner's Meeting* were approved.

***Motion: (Hardiman/Shelton) Move to adopt the Minutes from the March 16, 2022 Regular Board of Commissioner's Meeting.***

**Absent: Pitchford**

**Motion Carried Unanimously**

*Note: Commissioner Pitchford arrived after the minutes were voted on.*

**Citizen Information Period**

No citizens were signed up to speak.

**Chairman's Updates**

Chairman Gooden thanked the Commissioners for their continued time, energy and effort for the work that they have been charged to do and staff for the great work that

they are doing at RRHA. He also recognized Stacey Daniels-Fayson and expressed the Board's appreciation for her great work and leadership at RRHA over the last few years.

#### **Interim Chief Executive Officer's Updates**

Interim CEO Sheila Hill-Christian provided the following comments:

- She recognized the staff and expressed appreciation for the good work that they have been doing over the last couple of years under difficult circumstances. She said "*It's a great team and I'm very proud to work with them*".
- Fahrenheit Advisors will attend the May board meeting to discuss the search process for the recruitment of RRHA's next CEO.
- Staff is examining maintenance costs to maintain the 901 Chamberlayne Parkway office building.
- Staff is reviewing the deferred maintenance list and discussing plans for moving forward with redevelopment activities.

#### **Lease Enforcement Update:**

Director of Public Housing Charles Williams provided the following comments and updates on RRHA's Lease Enforcement efforts.

- RRHA has filed zero unlawful detainers against residents for non-payment of rent.
- As of April 10<sup>th</sup>, there were 1,597 families with rent balances that range from \$51 or more. The total aged receivable balance has increased to \$2 million because as 201 families became current with their rent, 50 families increased their rent balances which decreased the total number of families that are delinquent but increased the total ledger balance.
- He thanked all internal and external volunteers for their assistance with the rent relief campaign.

#### **Strategic Plan Update:**

Interim CEO Hill-Christian informed the Commissioners that due to numerous vacant positions; the Strategic Plan has been put on hold until these key leadership positions can be filled.

#### **Organizational Assessment Update:**

Interim CEO Hill-Christian informed the Commissioners that staff will work with TAG Associates to develop a prioritized list of recommendations for the organizational assessment. These recommendations will be submitted to the Board of Commissioners to review.

#### **Committee Updates**

The *Real Estate and Community Development Committee* met on April 12, 2022. Commissioner Barrett Hardiman, Chairman of the Real Estate Committee provided an update on the items that were discussed during the meeting.

- Armstrong Renaissance Award.

- o Acquisition and Disposition Resolutions.
- o Closed Session to discuss 400 East Grace Street.

The *Administration and Finance Committee* met on April 18, 2022.

Commissioner Hardiman provided an update on the items that were discussed during the meeting.

- o Agency Vacancies/Section 3 Hires.
- o IT Update.
- o Procurement Update.
- o Section 3/MBE Update.
- o Cash Flow and February Financials.
- o The audit preparation is slightly behind schedule.

The *Property Management Committee* met on April 13, 2022. General Counsel

Ben Titter provided an update on the items that were discussed during the meeting.

- o Lease Enforcement.
- o Quality Control Policy.
- o Open RFP for Project Based Vouchers.
- o 50<sup>th</sup> Anniversary of Fair Housing Month.
- o Public Meetings were held on April 19, 2022 at noon and 5:30 p.m. for the 2022-2023 Annual Plan.

Discussion: Commissioner Pitchford wanted to know when the tenant council can resume holding in-person meetings at the Calhoun Center. Staff will review and provide an update on this item.

Action Item: Staff will determine when in-person meetings can be held at the Calhoun Center.

The *Governance Committee* met on April 13, 2022. Commissioner Bill Johnson, Chairman of the Governance Committee provided an update on the items that were discussed during the meeting:

- o Approval of Minutes from the March 9, 2022 meeting.
- o CEO Search.
- o Revisions to RRHA's Bylaws.

**Resolution(s)**

***Agenda Item No. 1*** – Resolution approving the Acquisition of 903 North 2<sup>nd</sup> Street in the Jackson Ward Area

**(22-10)** WHEREAS, RRHA desires to acquire that certain lot located at 903 N. 2nd Street (the "Lot") in the Jackson Ward Area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA's Board of Commissioners (the "Board"), a purchase price of \$16,000 for

the Lot, including the land, which purchase price is supported by comparison to comparable properties; and

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

BE IT RESOLVED that the Board hereby approves RRHA's purchase of 903 N. 2nd Street for \$16,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to purchase 903 N. 2nd Street.

**Agenda Item No. 2** – Resolution approving the Acquisition of 911 North 2<sup>nd</sup> Street in the Jackson Ward Area

(22-11) WHEREAS, RRHA desires to acquire that certain lot located at 911 N. 2<sup>nd</sup> Street (the "Lot") in the Jackson Ward Area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA's Board of Commissioners (the "Board"), a purchase price of \$18,000 for the Lot, including the land, which purchase price is supported by comparison to comparable properties; and

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

BE IT RESOLVED that the Board hereby approves RRHA's purchase of 911 N. 2<sup>nd</sup> Street for \$18,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to purchase 911 N. 2<sup>nd</sup> Street.

**Agenda Item No. 3** – Resolution approving the Acquisition of 1004 North 3<sup>rd</sup> Street in the Jackson Ward Area

(22-12) WHEREAS, RRHA desires to acquire that certain lot located at 1004 N. 3rd Street (the "Lot") in the Jackson Ward Area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA's Board of Commissioners (the "Board"), a purchase price of \$16,000 for the Lot, including the land, which purchase price is supported by comparison to comparable properties; and

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

BE IT RESOLVED that the Board hereby approves RRHA's purchase of 1004 N. 3rd Street for \$16,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to purchase 1004 N. 3rd Street

**Agenda Item No. 4** – Resolution approving the Acquisition of 905 North 2<sup>nd</sup> Street in the Jackson Ward Area

(22-13) WHEREAS, RRHA desires to acquire that certain lot located at 905 N. 2<sup>nd</sup> Street (the “Lot”) in the Jackson Ward area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA’s Board of Commissioners (the “Board”), a purchase price of \$16,000 for the Lot, including the land, which purchase price is supported by comparison to comparable properties; and

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

BE IT RESOLVED that the Board hereby approves RRHA’s purchase of 905 N. 2<sup>nd</sup> Street for \$16,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to purchase 905 N. 2<sup>nd</sup> Street.

**Agenda Item No. 5** – Resolution approving the Acquisition of 916 North 4<sup>th</sup> Street in the Jackson Ward Area

(22-14) WHEREAS, RRHA desires to acquire that certain lot located at 916 N. 4th Street (the “Lot”) in the Jackson Ward Area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA’s Board of Commissioners (the “Board”), a purchase price of \$15,000 for the Lot, including the land, which purchase price is supported by comparison to comparable properties; and

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

BE IT RESOLVED that the Board hereby approves RRHA’s purchase of 916 N. 4th Street for \$15,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to purchase 916 N. 4th Street

**Motion: ((Hardiman, Chair of the Real Estate Committee) Move to adopt Resolutions #1 - #5**

**Motion Carried Unanimously**

**Absent: Blount, Shelton**

**Agenda Item No. 6** – Resolution approving the Disposition of 501 Orleans Street in the Fulton Area

(22-15) WHEREAS, RRHA desires to dispose of that certain lot located at 501 Orleans Street (the “Lot”) in the Fulton area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA’s Board of Commissioners (the “Board”), a sale price of \$500,000 for the

Lot, including the land, which sale price is supported by comparison to comparable properties; and

WHEREAS, RRHA does not own land directly adjacent to the Lot and the proposed disposition of the Lot advances RRHA's strategic goals to promote responsive and responsible revitalization of the neighborhoods RRHA serves; therefore

BE IT RESOLVED that the Board hereby approves RRHA's disposition of 501 Orleans Street for \$500,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to effectuate the sale and disposition of 501 Orleans Street.

**Agenda Item No. 7** – Resolution approving the Disposition of 916 North 1<sup>st</sup> Street in the Jackson Ward Area

**(22-16)** WHEREAS, RRHA desires to dispose of that certain lot located at 916 N. 1st Street (the "Lot") in the Jackson Ward area of the City of Richmond; and

WHEREAS, RRHA has negotiated, contingent on the approval of RRHA's Board of Commissioners (the "Board"), a sale price of \$10,000 for the Lot, including the land, which sale price is supported by comparison to comparable properties; and

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

BE IT RESOLVED that the Board hereby approves RRHA's disposition of 916 N. 1st Street for \$10,000; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee is authorized and directed to negotiate, execute, and deliver any documents that are reasonably necessary to effectuate the sale and disposition of 916 N. 1st Street.

**Motion: (Hardiman, Chair of the Real Estate Committee) Move to adopt Resolutions #6 - #7**

**Motion Carried Unanimously**

**Absent: Blount, Shelton**

**Agenda Item No. 8** – Resolution Authorizing the Interim CEO or Her Designee, to Execute the Second Amendment to Addendum No. 2 to the Master Development Agreement with The Community Builders, Inc

**(22-17)** WHEREAS, RRHA and The Community Builders, INC. (the "Developer") previously entered into that certain Addendum No. 2 Master Development Agreement, dated March 11, 2022 (the "Addendum No. 2 to MDA"); and

WHEREAS, Addendum No. 2 to MDA addresses Developer's implementation of a homeownership component of the planned community; and

WHEREAS, RRHA and Developer now desire to further amend the MDA and Addendum No. 2 to MDA, as more particularly described in that certain "Second Amendment to Addendum No. 2 to Master Development Agreement

Addressing Implementation of Homeownership Component", attached hereto as Exhibit A; now, therefore:

BE IT RESOLVED that the Interim Chief Executive Officer, or her designee, is authorized and directed to execute and deliver the Second Amendment to Addendum No. 2 to Master Development Agreement Addressing Implementation of Homeownership Component.

***Motion: ((Hardiman, Chair of the Real Estate Committee) Move to adopt Resolution #8***

**Motion Carried Unanimously**

***Absent: Blount, Shelton***

*Note: due to technical issues, Commissioner Veronica Blount was unable to vote on Resolution #8.*

**Commissioners Comments**

- Commissioner Pitchford thanked everyone who attended the event on April 16<sup>th</sup> for the Gilpin families.
- Commissioner Johnson expressed thanks to Interim CEO Hill-Christian for her efforts and Commissioner Pitchford for getting the families and kids involved in the April 16<sup>th</sup> event.
- Commissioner Blount welcomed Interim CEO Sheila Hill-Christian, congratulated Commissioner Pitchford on her event and thanked staff for all of their hard work.

**Adjournment**

There being no further business, the meeting adjourned at approximately 6:24 p.m.

  
Interim Chief Executive Officer/Secretary

  
Chairman