

COMMISSIONERS' REGULAR BOARD MEETING
June 21, 2023

Resolution(s) Passed:

23-25 Resolution Supporting and Approving the Inclusion of RRHA's Six Public Housing Communities in the Richmond 300 Master Plan Priority Neighborhoods Amendment

MOTION: (Parker/Blount) Move to Adopt Resolution #1
VOTE: Aye: Blount, Jackson, Johnson, Parker
ABSTENTION: Broidy
ABSENT: Elliott, Hardiman, Lewis, Pitchford (stepped away during the vote)

Note: Commissioner Lewis left the meeting at 7:06 p.m. before Resolution #1 was voted on. Commissioner Pitchford stepped away from the meeting before Resolution #1 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #1 was voted on.

23-26 Resolution approving the Sale and Disposition of Multiple Lots in the Historic Jackson Ward Neighborhood in the City of Richmond

MOTION: (Parker/Jackson) Move to Adopt Resolution #2
VOTE: Aye: Blount, Jackson, Johnson, Lewis, Parker, Pitchford
ABSTENTION: Broidy
ABSENT: Elliott, Hardiman

Note: Resolution #2 was voted on first. Commissioner Lewis was present when Resolution #2 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #2 was voted on.

23-27 Resolution approving the renewal of contract for Electrical Infrastructure Emergency Repairs between the Richmond Redevelopment and Housing Authority and Matthews Power LLC and authorizing the Chief Executive Officer to execute the Contract renewal on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Jackson/Blount) Move to adopt Resolution #3 with the condition that the CEO work with Matthews Power LLC to use their best efforts to hire Section 3 workers.
VOTE: Aye: Blount, Jackson, Johnson, Parker, Pitchford
ABSTENTION: Broidy
ABSENT: Elliott, Hardiman, Lewis

Note: Commissioner Lewis left the meeting at 7:06 p.m. before Resolution #3 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #3 was voted on.

MINUTES OF REGULAR MEETING
 OF THE COMMISSIONERS OF
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
 HELD AT 600 EAST BROAD STREET, 5th FLOOR BOARDROOM
 IN RICHMOND, VIRGINIA
 ON WEDNESDAY, JUNE 21, 2023

Board of Commissioners

In Person Attendance:

W. R. "Bill" Johnson, Jr., Vice Chair
 Veronica Blount
 Eddie Jackson, Jr.
 Harold Parker, Jr.
 Charlene Pitchford

Absent:

Kyle Elliott
 Barrett Hardiman, Chair

Virtual Attendance via GoToMeeting:

Dyanne Broidy
 Gregory Lewis

RRHA Staff

Steven Nesmith, Chief Executive Officer
 George Martin, Lead Counsel

Call to Order

Vice Chair Bill Johnson called the meeting to order at 5:30 p.m. with George Martin serving as Lead Counsel. A quorum was established.

Commissioner Dyanne Broidy had a personal matter in Richmond, Virginia which prevented her from participating in the June 21, 2023 Board of Commissioners meeting in-person.

Commissioner Gregory Lewis was out of town attending a meeting in Virginia Beach, VA which prevented him from participating in the June 21, 2023 Board of Commissioners meeting in-person.

Motion: (Parker/Pitchford) Move to allow Commissioners Broidy and Lewis to participate in the June 21, 2023 Board of Commissioners Meeting remotely

Motion Carried Unanimously

Absent: Elliott, Hardiman

The board members thanked outgoing Commissioner Patrice Shelton for her service to the Board of Commissioners.

Citizens' Comment Period

Sheila Evans addressed the Board of Commissioners regarding an issue with the Housing Choice Voucher program.

Action Item:

1. Staff should provide the Commissioners with an update on Ms. Evans' issue at the July 19, 2023 board meeting.

Grace Washington addressed the Board of Commissioners to speak in support of the Jackson Place project due to the housing and economic opportunities it will provide.

Robert Lester addressed the Board of Commissioners to speak on behalf of Third Street Bethel Church and Club 533 regarding parking accommodations for the church and club.

Janis Allen addressed the Board of Commissioners to speak in support of the Jackson Place project. She also addressed the parking issues in Jackson Ward related to Third Street Bethel Church and Club 533.

Katherine Jordan addressed the Board of Commissioners to speak in support of the Jackson Place project.

Approval of Minutes

The Minutes from the *May 17, 2023 Regular Board of Commissioners Meeting* were approved.

Motion: (Jackson/Blount) Move to adopt the Minutes from the May 17, 2023 Regular Board of Commissioners Meeting

Motion Carried Unanimously

Abstention: Broidy (no response)

Absent: Elliott, Hardiman

Jackson Place Development

CEO Steven Nesmith provided comments on the Jackson Place development. The development is focused not only on affordable housing but also economic development and job creation. The project is estimated to directly create 368 jobs.

In the negotiations with Mr. Hopkins, RRHA required that he meet certain conditions in order for the deal to close. These conditions were the following:

1. The property must be assessed by an independent third-party appraiser to determine the value of the property and its sale price.
2. The company must schedule meetings with community stakeholders and members of City Council. That would include Club 533, the church, and others.
3. It must address affordable housing, homeownership, MBE program and Section 3 workforce requirements.

Mr. Hopkins addressed the Board and thanked RRHA for its diligence in moving this deal forward. He believes this project will be a catalyst to let everyone in the city know the importance of Jackson Ward. He reiterated that the company is committed to investing in the community.

CEO and Agency Updates

The following updates were provided to the Board of Commissioners:

RRHA Bond Financing Pass-Through Program: Darrell Davis gave a presentation on RRHA's pass-through bond financing program as well as its legal authority to issue bonds in Richmond. He noted that RRHA's fees are appropriate given the size of the locality and should not be lowered. Lead Counsel George Martin noted that RRHA has no financial exposure for the bonds that developers borrow.

Board Training: CEO Nesmith informed the Board that at a later date they will have a closed session in order to conduct board training for the Commissioners.

Transition and Accomplishments in Accounting and Finance Department: CEO Nesmith announced that Fabio Spino, SVP and Chief Financial Officer, will be leaving RRHA to take another position elsewhere. SVP Spino gave a presentation to thank RRHA for the opportunity and listed the accomplishments of the Accounting and Finance Department under his tenure, including completing the necessary audits for HUD and establishing standard procedures for the department.

Lease Enforcement: SVP Kenyatta Green provided an update on lease enforcement. As of June 9, there were 1,613 families with an aged receivable balance of \$51 or more.

Introduction of New Public Housing Zone Managers for Operations and Management: Derek Trent and Pamela Kearney were introduced as new public housing zone managers for operations and management.

Committee Updates

The *Real Estate and Community Development Committee* met on June 13, 2023. Senior Vice President of Real Estate Darrell Davis provided an update on the item(s) that were discussed during the meeting.

- Several real estate projects are moving along.

The *Administration and Finance Committee* met on June 20, 2023. Senior Vice President and Chief Financial Officer Fabio Spino provided an update on the items that were discussed during the meeting.

- Working with Rubino to meet the June 30th deadline.
- Agency Vacancies.
- Section 3.
- IT Update.
- DarkTrace Update.
- Procurement Update.

The *Property Management Committee* met on June 8, 2023. Senior Vice President of Affordable Housing Kenyatta Green provided an update on the items that were discussed during the meeting.

- o Lease Enforcement.
- o. Parking rules and regulations in public housing communities.
- o Public Safety Update.
- o Fiscal Year 2023-2024 Annual Plan Comments.
- o Committee meeting parking.

The *Minority Contracting and Section 3 Committee* met on June 12, 2023. Interim Vice President of Procurement and Contract Administration Derek Brooks provided an update on the items that were discussed during the meeting.

- o MBE Policy.
- o MBE, WBE, and Section 3 Update.
- o STEAM Expo will be held on July 28 at Calhoun Center.

Resolution(s)

Agenda Item No. 1 – Resolution Supporting and Approving the Inclusion of RRHA’s Six Public Housing Communities in the Richmond 300 Master Plan Priority Neighborhoods Amendment

(23-25) WHEREAS, the Richmond City Council adopted the Richmond 300 Master Plan: A Guide for Growth (“Richmond 300”) on December 14, 2020; and

WHEREAS, the Richmond City Council adopted Resolution 2022-R035 directing the City Planning Commission to amend the Master Plan to include the following six (6) Richmond Redevelopment and Housing Authority (“RRHA”) public housing communities as priority investment neighborhoods: Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court, and Whitcomb Court; and

WHEREAS, the Richmond 300 was amended to include Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court, and Whitcomb Court in the Priority Neighborhoods Amendment and specifies that these communities along with others will be a primary focus of investment for the City of Richmond and RRHA; therefore

BE IT RESOLVED that RRHA’s Board of Commissioners hereby supports and approves the inclusion of Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court, and Whitcomb Court in the Richmond 300 Priority Neighborhoods Amendment.

Motion: (Parker/Blount) Move to adopt Resolution #1

Motion Carried Unanimously

Abstention: Broidy

Absent: Elliott, Hardiman, Lewis, Pitchford

Note: Commissioner Lewis left the meeting at 7:06 p.m. before Resolution #1 was voted on. Commissioner Pitchford stepped away from the meeting before Resolution# 1 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #1 was voted on.

Agenda Item No. 2 – Resolution approving the Sale and Disposition of Multiple Lots in the Historic Jackson Ward Neighborhood in the City of Richmond

(23-26) WHEREAS, on November 16, 2022, the Richmond Redevelopment and Housing Authority (“RRHA”) Board of Commissioners (the “Board”) authorized the Chief Executive Officer (the “CEO”) to enter into negotiations with the “M” Companies (the “Purchaser”) for the disposition of multiple lots in the Historic Jackson Ward neighborhood (the “Jackson Place lots”) in the City of Richmond; and

WHEREAS, since November 16, 2022 through June 16, 2023 the Purchaser have successfully engaged in good faith negotiations with RRHA for the purchase of the Jackson Place lots; and

WHEREAS, the Purchaser agreed to balance the project’s density with the area’s parking limitations. Moreover, the Purchaser met with the Historic Jackson Ward Association, Club 533 and the AME Church, and came to an agreement on how they would collectively work together to ensure the parking needs are addressed; and

WHEREAS, RRHA desires to sell and dispose of the Jackson Place Lots and the Purchaser shall not take possession of the property conveyed until it meets all of the closing conditions as set forth in the purchase agreement. Some of those conditions include: (1) the property must be assessed by an independent third-party appraiser to determine the value of the property and its sale price, (2) schedule meetings with community stakeholders, (3) affordable housing, (4) homeownership, (5) MBE program and (6) Section 3 workforce requirements.

WHEREAS, RRHA does not own land directly adjacent to the Property and the proposed disposition of the Jackson Place lots advances RRHA’s strategic goals to promote responsive and responsible revitalization of the neighborhoods RRHA serves.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves of the disposition of the Jackson Place lots; and

BE IT FURTHER RESOLVED, by the Board that the Chief Executive Officer, or his designee, acting on behalf of RRHA, is authorized and directed to (i) execute and deliver the Purchase Agreement with the required closing conditions that if not met would nullify the sale and disposition of the Jackson Place lots, and (ii) negotiate, execute and deliver all documents that are reasonably necessary to effectuate the sale and disposition of the Jackson Place Lots.

Motion: (Parker/Jackson) Move to adopt Resolution #2

Motion Carried Unanimously

Abstention: Broidy

Absent: Elliott, Hardiman

Note: Resolution #2 was voted on first. Commissioner Lewis was present when Resolution #2 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #2 was voted on.

Agenda Item No. 3 – Resolution approving the renewal of contract for Electrical Infrastructure Emergency Repairs between the Richmond Redevelopment and Housing Authority and Matthews Power LLC and authorizing the Chief Executive Officer to execute the Contract renewal on behalf of Richmond Redevelopment and Housing Authority

(23-27) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) entered into a contract with Matthews Power LLC; and

WHEREAS, the Contract was entered June 2, 2021 in an amount not to exceed \$202,125.00 for a two-year period with the option to renew for three (3) additional one year periods;

WHEREAS, it is necessary for the Board of Commissioners of RRHA to take appropriate official action to approve the contract renewals and to authorize the Chief Executive Officer to execute contract renewals on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven B. Nesmith, in his capacity as Chief Executive Officer, is authorized to exercise the first one-year renewal option with Matthews Power LLC for Electrical Infrastructure Emergency Repairs with the condition that the CEO work with Matthews Power LLC use their best efforts to hire Section 3 workers. The renewal will be for a total of \$101,062 and each contract will have a new value not to exceed \$303,187.

Motion: (Jackson/Blount) Move to adopt Resolution #3 with the condition that the CEO work with Matthews Power LLC use their best efforts to hire Section 3 workers

Motion Carried Unanimously

Abstention: Broidy

Absent: Elliott, Hardiman, Lewis

Note: Commissioner Lewis left the meeting at 7:06 p.m. before Resolution #3 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #3 was voted on.

Agenda Item No. 4 – Resolution of the Richmond Redevelopment & Housing Authority to Approve the Annual Agency Plan for Fiscal Year 2023-2024

(23-28) BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment & Housing Authority that the submission of the Annual Agency Plan, which was read and considered, is approved.

Motion: (Parker/Jackson) Move to adopt Resolution #4

Motion Carried Unanimously

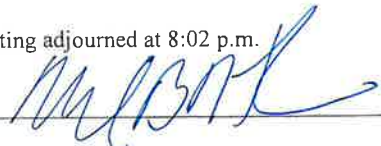
Abstention: Broidy

Absent: Elliott, Hardiman, Lewis

Note: Commissioner Lewis left the meeting at 7:06 p.m. before Resolution #4 was voted on. Commissioner Broidy did not respond during the roll call when Resolution #4 was voted on.

Adjournment

There being no further business, the meeting adjourned at 8:02 p.m.


Chairman


Chief Executive Officer/Secretary