

COMMISSIONERS' SPECIAL BOARD MEETING
October 3, 2023

Resolution(s) Passed:

- 23-36 Resolution approving the Selection of the Gilpin Court Co-Developer and Authorizing Richmond Redevelopment and Housing Authority's Chief Executive Officer to execute a Master Development Agreement for Gilpin Court
- MOTION:** (Real Estate Committee) Move to Adopt Resolution #1
VOTE: Aye: Blount, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
ABSTAIN: None
ABSENT: Broidy, Lewis
- 23-37 Resolution authorizing the Richmond Redevelopment and Housing Authority's Amendment of the First Application for Demolition and Disposition of the Public Housing Community known as Creighton Court
- MOTION:** (Real Estate Committee) Move to Adopt Resolution #2
VOTE: Aye: Blount, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
ABSTAIN: None
ABSENT: Broidy, Lewis
- 23-38 Resolution authorizing the Richmond Redevelopment and Housing Authority's Chief Executive Officer, or His Designee, to execute and deliver the Ground Lease and any and all documents required to consummate the transactions contemplated in Ground Lease for Creighton Court Redevelopment
- MOTION:** (Real Estate Committee) Move to adopt Resolution #3
VOTE: Aye: Blount, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
ABSTAIN: None
ABSENT: Broidy, Lewis

MINUTES OF SPECIAL MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET
IN RICHMOND, VIRGINIA
ON TUESDAY, OCTOBER 3, 2023

Board of Commissioners

In Attendance:

Barrett Hardiman, Chair
W. R. "Bill" Johnson, Jr., Vice Chair
Kyle Elliott
Eddie L. Jackson, Jr.
Harold Parker, Jr

Commissioner(s) Attending Virtually

Charlene Pitchford

RRHA Staff

Steven Nesmith, Chief Executive Officer
Tonise Webb, Associate General Counsel

Call to Order

Chair Barrett Hardiman called the meeting to order. He stated that the purpose of this Special Board of Commissioners meeting is to allow the Board to review and vote on time sensitive resolutions related to real estate. A quorum was established.

Commissioner Charlene Pitchford had a personal matter in Richmond, Virginia which prevented her from participating in the October 3, 2023 Special Board of Commissioners meeting in-person.

Motion: (Johnson/Elliott) Move to allow Commissioner Pitchford to participate in the October 3, 2023 Special Board of Commissioners Meeting remotely

Motion Carried Unanimously

Citizens' Comment Period

No citizens appeared to speak during the Citizens' Comment Period.

Resolutions

Agenda Item No. 1 – Resolution approving the Selection of the Gilpin Court Co-Developer and Authorizing Richmond Redevelopment and Housing Authority's Chief Executive Officer to execute a Master Development Agreement for Gilpin Court

(23-36) WHEREAS, on January 27, 2020, the Richmond Redevelopment and Housing Authority ("RRHA") issued Request for Qualification 2023-13, a Co-Developer for Gilpin Court; and

WHEREAS, of all respondents evaluated, RRHA determined that Housing Restoration, Inc. ("HRI") was the most qualified respondent whose proposal offered the most favorable terms to RRHA, its participant families, and the Richmond community at large; and

WHEREAS, it is the desire of the Board of Commissioners that RRHA, through its CEO, to effect the redevelopment conversion and execute and administer the Master Developer Agreement (“MDA”).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA:

1. That HRI shall be selected as RRHA’s developer-partner for the work described in the RFQ, which selection shall be memorialized by the MDA; and
2. That the Board authorizes the negotiation of MDA consistent with HRI proposal, along with such other conditions and agreements as may be necessary or incidental to implementing an arrangement favorable to RRHA and effect the redevelopment, all in the reasonable discretion of the Chief Executive Officer and his designees; and
3. That the Chief Executive Officer of RRHA is hereby authorized to execute the MDA without further action by this Board, and to deliver the same to HRI; and
4. That the Chief Executive Officer of RRHA is authorized to negotiate, execute, and deliver any such further or additional instruments as may be necessary or required to effect the redevelopment and to consummate the transactions contemplated in HRI’s proposal and the MDA.

Motion: (Real Estate Committee) Move to adopt Resolution #1

Motion Carried Unanimously

Absent: Broidy, Lewis

Agenda Item No. 2 – Resolution authorizing the Richmond Redevelopment and Housing Authority’s Amendment of the First Application for Demolition and Disposition of the Public Housing Community known as Creighton Court

(23-37) WHEREAS, pursuant to the Resolution dated January 15, 2020, the Board of Commissioners (the “Board”) of Richmond Redevelopment and Housing Authority (“RRHA”) submitted an application for HUD’s approval to demolish and dispose of the first phase of Creighton Court, which the application sought to demolish and dispose of 192 units within Creighton Court, (the “First Application”); and

WHEREAS, on March 4, 2021 HUD approved RRHA’s First Application; and

WHEREAS, pursuant to the Resolution dated September 20, 2023, the First Application was amended and submitted for HUD’s approval; and

WHEREAS, after feedback from HUD regarding RRHA’s First Amendment, RRHA desires to amend the First Application a second time to include specific unit numbers and specifications for both Phase A and Phase B of Creighton Court Redevelopment; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA:

1. That the Second Amendment to the First Application is hereby authorized, approved, adopted, ratified, and confirmed in all respects; and
2. BE IT FURTHER RESOLVED, that the Board of RRHA does specifically approve and authorize RRHA to submit its amendment of the First Application to HUD to include specific unit numbers and specifications of both Phase A and Phase B of Creighton Court Redevelopment; and

3. BE IT FINALLY RESOLVED, by the Board of RRHA that the Chief Executive Officer, or his designee, is authorized and directed to execute and deliver any and all documents necessary to carry out the intent of this Resolution provided such documents are in a form acceptable to the Chief Executive Officer.

Agenda Item No. 3 – Resolution authorizing the Richmond Redevelopment and Housing Authority's Chief Executive Officer, or His Designee, to execute and deliver the Ground Lease and any and all documents required to consummate the transactions contemplated in Ground Lease for Creighton Court Redevelopment

(23-38) WHEREAS, by Resolution 15-01 approved on January 21, 2015, the Board of Commissioners (the "Board") of Richmond Redevelopment and Housing Authority ("RRHA") authorized and directed the Chief Executive Officer to execute and deliver the Master Development Agreement (the "MDA") between RRHA and The Community Builders, Inc (the "Developer") for the revitalization of the Whitcomb Court/Eastview area and the Creighton Court/Nine Mile Road area, including any changes acceptable to the Chief Executive Officer; and

WHEREAS, as required by the executed MDA, RRHA and the Developer have negotiated the terms of the Ground Lease setting forth the obligations of RRHA and the Developer including the ground lease amount of \$875,000;

WHEREAS, it is necessary for the Board of RRHA to take appropriate official action to approve the Ground Lease in the amount of \$875,000 and to authorize the Chief Executive Officer, or his designee, to execute and deliver the Ground Lease and any and all documents required in connection with consummating the transactions contemplated in the Ground Lease on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of RRHA;

1. That the Ground Lease is hereby authorized, approved, adopted, ratified, and confirmed in all respects; and
2. That the Board of RRHA does specifically approve and authorize RRHA's Chief Executive Officer, or his designee, acting on behalf of RRHA, to execute and deliver the Ground Lease for the amount of \$875,000, with any changes thereto acceptable to the Chief Executive Officer, or his designee; and
3. That the Chief Executive Officer, or his designee, is authorized and directed to negotiate, execute, and deliver any and all documents required to consummate the transactions contemplated in the Ground Lease, including, without limitation, all closing documents required for Phase A of Creighton Court Redevelopment and any other agreements to effectuate the intent of this resolution.

Motion: (Real Estate Committee) Move to adopt Resolutions #2 and #3

Motion Carried Unanimously

Absent: Broidy, Lewis

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Adjournment

There being no further business, the meeting was adjourned at approximately 6:47 p.m.



Chief Executive Officer/Secretary



Chairman