

MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET
IN RICHMOND, VIRGINIA
ON WEDNESDAY, JANUARY 17, 2024

Board of Commissioners

In Attendance

Charlene Pitchford, Vice Chair
Dyanne Broidy
Kyle R. Elliott
Harold Parker

Absent

Barrett Hardiman
Gregory Lewis

Commissioners Attending Virtually

W. R. "Bill" Johnson, Jr., Chair
Veronica Blount
Edward L. Jackson, Jr.

RRHA Staff:

Steven Nesmith, Chief Executive Officer
George Martin, Lead Counsel

Call to Order

Vice Chair Charlene Pitchford called the meeting to order at 5:42 p.m. An in-person quorum was not established.

Citizens' Comment Period

Two citizens had signed up to speak at the January 17, 2024 board meeting, however they were not present when they were called on to speak.

Board Governance Training

Lead Counsel George Martin provided the following update on board governance including the statute, roles and responsibilities of the Commissioners.

The Richmond Redevelopment and Housing Authority (RRHA) is both a redevelopment authority and a housing authority. Many think that RRHA is a political subdivision of the City of Richmond because the Commissioners are appointed by city council; but legally, RRHA is a political subdivision of the Commonwealth of Virginia. The federal government, the state of Virginia and the County of Henrico all have sovereign immunity whereas the City of Richmond and RRHA have governmental immunity. This is important because RRHA is not immune from all causes of action like the state or the county.

Title 36 of the Virginia Code which is the Housing Authorities Act was adopted in 1948. The two primary objectives for the statute is (1) to provide attainable, decent, and safe housing and (2) to remove blight and prevent the recurrence of blight. That second objective relates to RRHA's role as a redevelopment authority.

The Commissioners are appointed by the city council and the power and authority to run the Authority is vested in a Board of Commissioners. Individual Commissioners do not have any power; they only have power acting as a body on matters that they vote on. A Commissioner can also be removed from the Board. The statute outlines three things that will potentially lead to a Commissioner being removed from the board: being inefficient, being negligent, and engaging in misconduct.

The chairman or the chairwoman is the spokesperson for the board.

The Board has delegated to the Chief Executive Officer (CEO) the responsibility for negotiating and signing documents. Under Title 36, the CEO is responsible for the day-to-day operations of RRHA, not the Board of Commissioners. The primary function of the Board is oversight. While the Board develops and monitors policy, it is not the Board's responsibility to implement that policy.

RRHA is a not-for-profit entity and cannot be operated for profit. Any money that RRHA makes must be invested back into programs that are sanctioned by Title 36.

In addition, RRHA has eminent domain and condemnation powers as well as the power to issue bonds.

RRHA was responsible for such development projects as the Marriott Hotel, Crestar, UPS Building, the Library, Theater Row Building, the Manchester district.

Discussion: Chair Johnson thanked George Martin for providing this update. He stated that the purpose of the special board meeting that the Board held on January 13, 2024 was to help the Board to understand and execute their role while supporting the CEO. He thanked Commissioner Elliott for taking the lead in pulling together the special board meeting.

Chair Updates

Chair Bill Johnson thanked the Board of Commissioners and staff for all of their support.

CEO and Agency Updates

CEO Steven Nesmith informed the Board that the Minority Roundtable Discussion to increase minority business and contracting opportunities will be held at the Hilton on February 13, 2024.

The launch of RRHA's new homeownership initiative will be held on March 5th.

Vice President of Resident Services, Ralph Stuckey reported on the Nan McKay National Resident Services Award that was awarded to RRHA. This award recognizes leaders in the affordable housing industry whose community outreach efforts improve the future of the families they serve. RRHA competed with agencies around the nation for this

award and was recognized for our Youth Leadership and Employment Academy, and the STEM and Scholarship programs.

Steven Nesmith introduced Christie Smith as RRHA's new Homeownership Coordinator.

Committee Updates

The *Real Estate and Community Development Committee* did not meet during the month of January 2024. Darrell Davis, Senior Vice President of Real Estate and Community Development, provided an update on the following items.

- Closing on Creighton Court.
- Report that outlines the status of all real estate projects.
- Modernization of the senior building located at 700 South Lombardy Street.

The *Administration and Finance Committee* did not meet during the month of January 2024. Chief Financial Officer Precious Washington provided an update on the following items.

- November 2023 Financials.
- RDC Financials.
- Vacant Positions.
- Nuts and Bolts training for Finance staff to be held in January 2024.
- Agency Vacancies.
- IT Update.

The *Property Management Committee* met on January 11, 2024. Kenyatta Green, Senior Vice President of Affordable Housing provided an update on the items that were discussed at the meeting.

- Lease enforcement.
- 2024 Operational Goals.
- 2024 Save My Spot on the Waitlist Campaign.

The *Minority Contracting and Section 3 Committee* met on January 8, 2024. Commissioner Harold Parker provided an update on the items that were discussed at the meeting.

- December 11, 2023 event with Minority Business Contractors.
- Working on Implementation of the Policy.
- February 13, 2024 Minority Business Owners Roundtable Discussion with MBE firms.

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The *Governance Committee* met on January 10, 2024. Commissioner Kyle Elliott provided an update on the items that were discussed at the meeting.

- Amendments to RRHA's Bylaws.
- HUD Audit.
- All-virtual Meeting Policy.
- New Board/Annual training.

Adjournment

There being no further business, the meeting adjourned at 7:350p.m.

Kyle Elliott
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Chairman



Chief Executive Officer/Secretary