

COMMISSIONERS' REGULAR BOARD MEETING
October 18, 2023

Resolution(s) Passed:

23-39 Resolution of the Richmond Redevelopment and Housing Authority (RRHA) accepting Rubino's Independent Auditor's Report for the fiscal year ended September 30, 2022.

MOTION: (Jackson/Blount) Move to Adopt Resolution #1

VOTE: Aye: Blount, Broidy, Elliott, Hardiman, Johnson, Lewis, Parker, Pitchford

ABSTAIN: None

ABSENT: Johnson

Resolution(s) Pulled:

Resolution approving and recommending adoption of the Richmond Redevelopment and Housing Authority's MBE/DBE Policy

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, OCTOBER 18, 2023

Board of Commissioners

In Attendance:

Charlene Pitchford, Vice Chair
Veronica Blount
Dyanne Broidy
Barrett Hardiman
Edward L. Jackson, Jr.
Gregory Lewis
Harold Parker, Jr

Commissioners Attending Virtually:

W. R. "Bill" Johnson, Jr., Chair
Kyle R. Elliott

RRHA Staff

Steven Nesmith, Chief Executive Officer
George Martin, Lead Counsel

Chair W.R. "Bill" Johnson called the regular meeting to order at 5:43 p.m. A quorum was established. He thanked the Board members for this opportunity to serve as Chair of the Board of Commissioners.

Due to participating in the meeting remotely, Chair Johnson delegated the role of chairing the meeting to Vice Chair Charlene Pitchford.

Chair W.R. "Bill" Johnson had a medical condition in Richmond, Virginia which prevented him from participating in the October 18, 2023 Regular Board of Commissioners meeting in-person.

Commissioner Kyle Elliott had a medical condition in Richmond, Virginia which prevented him from participating in the October 18, 2023 Regular Board of Commissioners meeting in-person

Motion: (Hardiman/Blount) Move to allow Chair W.R. "Bill" Johnson and Commissioner Kyle Elliott to participate in the October 18, 2023 Board of Commissioners Meeting remotely

Motion Carried Unanimously

Approval of Minutes

The Minutes from the *September 20, 2023, Regular Board of Commissioners Meeting* were approved.

**Motion: (Parker/Jackson) Move to adopt the Minutes from the
September 20, 2023, Regular Board of Commissioners Meeting**

Motion Carried Unanimously

Absent: Johnson

Note: Chair W.R. "Bill" Johnson did not respond during the roll call when the Minutes from the September 20, 2023 Board of Commissioners meeting were voted on.

Citizens' Comment Period

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

CEO and Agency Updates

Annual Agency Plan: CEO Steven Nesmith announced that HUD approved RRHA's 2023-2024 annual agency plan, which was approved October 1. Kenyatta Green, Senior Vice President of Affordable Housing, briefly outlined the process RRHA staff went through in creating the agency plan. The plan was approved by HUD on the first round.

Introduction of New CFO: CEO Nesmith introduced Precious Washington as RRHA's new Senior Vice President and Chief Financial Officer.

Lease Enforcement: Kenyatta Green gave an update on RRHA's lease enforcement efforts. As of October 9, 2023, there were 1,603 families with an aged receivable balance of \$51 or more.

Inspection Plan: CEO Nesmith announced that RRHA will be rolling out a new plan for inspecting RRHA units to ensure that residents have good living conditions.

Real Estate Presentation: Immediate Investment Opportunities: Jeff Lines and Ben Walker of TAG Associates gave a presentation to the Board of Commissioners on the immediate investment opportunities that were identified for RRHA: the rehabilitation of Fay Towers and 400 East Grace Street and the next steps for the Brookland Bank Building.

Fiscal Year End 2022 Independent Audit Presentation: Sieg Chambliss, Advisor to CFO, presented the 2022 Audit to the Board of Commissioners. This included a summary of the ninety-page audit report, which covered the twelve-month period ending September 30, 2022.

New MBE/DBE Policy from Section 3 Committee: Commissioner Harold Parker discussed RRHA's proposal for a new policy on MBE/DBE participation. The original plan was for the Board of Commissioners to vote on the new policy at this meeting, but Commissioner Parker found one item that needs to be corrected before the policy goes to

the Board of Commissioners for a vote. The policy will be presented to the Board in November.

Committee Updates

The *Real Estate and Community Development Committee* did not have a regular meeting in October. A special meeting was held on October 3, 2023 to discuss the Creighton development project.

The *Administration and Finance Committee* met on October 16, 2023. Commissioner Veronica Blount provided an update on the items that were discussed at the meeting.

- Agency Vacancies and Section 3 Hires.
- IT Updates.
- Procurement Report.
- September Financials.

The *Property Management Committee* met on October 12, 2023. Kenyatta Green, Senior Vice President of Affordable Housing, provided an update on the items that were discussed at the meeting.

- Lease enforcement.
- Demonstration of maintenance Ion radios.
- 2024 HCVP payment standards.

The *Minority Contracting and Section 3 Committee* met on October 9, 2023. Commissioner Harold Parker had no further updates to provide to the Board of Commissioners.

Resolution(s)

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority (RRHA) accepting Rubino’s Independent Auditor’s Report for the fiscal year ended September 30, 2022

(23-39) WHEREAS, chapter 24 of the Code of Federal Regulations, part 5 subpart H requires public housing authorities to have an independent audit annually; and

WHEREAS, the RRHA has complied with this federal regulation by procuring Rubino to conduct the independent audit for the fiscal year-ended September 30, 2022; and

WHEREAS, the independent audit was conducted in compliance with Uniform Guidance (formerly OMB); Government Auditing Standards referred to as A-133, and the American Institute of Certified Public Accountants (AICPA) also referred to as normal audit standards; and

WHEREAS, the independent audit for the year-ended September 30, 2022, resulted in a unmodified audit opinion for financial statements and Federal Awards. There has been a material weakness and significant deficiency identified on the financial statements and a significant deficiency identified on internal

control on federal awards. This is the result of material adjustments posted to the prior year and not submitting the financial statements to the Federal Audit Clearinghouse and HUD by June 30, 2023.

NOW, BEFORE, BE IT RESOLVED, the Commissioners of RRHA have been briefed on the Independent Auditor's Report for the Richmond Redevelopment and Housing Authority for fiscal year ended September 30, 2022, and accept this report. Any significant modification made to this audit report subsequent to this resolution will require board approval.

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

Motion Carried Unanimously

Absent: Johnson

Note: Chair W.R. "Bill" Johnson did not respond during the roll call when Resolution #1 was voted on.

Resolution(s) Pulled:

Agenda Item No. 2 – Resolution approving and recommending adoption of the Richmond Redevelopment and Housing Authority's MBE/DBE Policy

WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA"), with input from the Minority Contracting and Section 3 Committee of the Board of Commissioners, and in accordance with relevant law and regulation, drafted a Minority Business Enterprise and Disadvantaged Business Enterprise (MBE/DBE) Policy as more particularly shown in Exhibit A, attached hereto; and


NOW, THEREFORE, BE IT RESOLVED that RRHA's Board of Commissioners, believing the Minority Business Enterprise and Disadvantaged Business Enterprise Policy is prudent, approves and recommends that RRHA, by and through its Chief Executive Officer, adopt the Minority Business Enterprise and Disadvantaged Business Enterprise Policy.

Adjournment

There being no further business, the meeting adjourned at approximately 7:41 p.m.



Chairman



Chief Executive Officer/Secretary