

DRAFT

COMMISSIONERS' REGULAR IN-PERSON BOARD MEETING

March 19, 2025

Resolution(s) Passed:

25-10 Resolution Authorizing the Donation of Parcels of Unimproved Real Estate to the City of Richmond for the Creation of a Permanent Park

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

VOTE: Aye: Broidy, Elliott, Hardiman, Jackson, Johnson, Lewis, McCray, Parker

VOTE: Nay: None

ABSTAIN: None

ABSENT: Pitchford

MINUTES OF THE 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, MARCH 19, 2025 AT 5:30 P.M.

Board of Commissioners

In Attendance:

Kyle Elliott
Barrett Hardiman
Eddie Jackson
Gregory Lewis
Marika McCray
Harold Parker

Attending Virtually:

W. R. “Bill” Johnson, Chair
Dyanne Broidy

Absent:

Charlene Pitchford, Vice Chair

RRHA Staff:

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer - virtual
Patrick Baisi, Associate Counsel
Kim Cole, Chief of Staff
Precious Faust, Senior Vice President and Chief Financial Officer
Angela Fountain, Vice President of Communications and Public Relations
Corey Franklin, Senior Vice President of Affordable Housing
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Jessica Hardin, Vice President of Human Resources
Martin Harrison, Vice President of Public Safety
Jaqueline Salaam Hicks, Vice President of Information Technology
Pamela Kearney, Assistant Vice President of Public Housing Operations - virtual
Colene Orsini, Assistant Vice President of Procurement and Contract Administration
Tiana Parker, Assistant Vice President of Public Housing Operations
Theodore Reynolds, Assistant Vice President of Public Housing
Joseph Sarver, Vice President of Central Maintenance - virtual
Tonise Webb, Assistant Lead Counsel
Charles Williams, Vice President of Public Housing

Counsel

George Martin, Lead Counsel - virtual

Gerald Carter, Counsel

Call to Order

Due to technological issues, Counsel Gerald Carter called the meeting to order at 5:56 p.m. A quorum was established.

Remote Participation:

Commissioner Dyanne Broidy participated in the March 19, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to personal reasons.

Motion: (Hardiman/Lewis) Move to allow Commissioner Dyanne Broidy to participate in the March 19, 2025 Regular Board of Commissioners meeting remotely.

Absent: Johnson, Pitchford

Motion Carried Unanimously

Approval of Minutes

The Minutes from the *February 24, 2025, Board of Commissioners Meeting* were approved.

Motion: (Kyle/Parker) Move to adopt the Minutes from the February 24, 2025 Regular Board of Commissioners Meeting

Absent: Johnson, Pitchford

Motion Carried Unanimously

Note: Due to technological issues, Chair Johnson was not able to respond when the votes were taken for the approval of the Minutes from the February 24, 2025 Regular Board of Commissioners Meeting.

Citizens' Comment Period

Taneisha Spell signed up to address the Board of Commissioners during their March 19, 2025 regular board meeting, but did not respond when called upon to speak.

Royshenia Taylor-Johnson signed up to address the Board of Commissioners during their March 19, 2025 regular board meeting, but did not respond when called upon to speak.

Kiandra Petway signed up to address the Board of Commissioners during their March 19, 2025 regular board meeting, but did not respond when called upon to speak.

Remote Participation:

At 6:13 p.m., Chair Johnson requested to participate in the March 19, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to medical reasons.

Motion: (Hardiman/Lewis) Move to allow Chair W.R. “Bill” Johnson to participate in the March 19, 2025 Regular Board of Commissioners meeting remotely.

Absent: Pitchford

Motion Carried Unanimously

Chair Updates

Chair W. R. “Bill” Johnson informed the Commissioners that Commissioner Gregory Lewis will serve as the RRHA board representative on the Richmond Development Corporation board.

CEO and Agency Updates

MBE/WBE and Section 3 Hires. Grace Washington with J & G Workforce provided an update on Section 3 hires. A total of seven (7) Section 3 workers have been hired, which puts it at 28% of Section 3 labor hours. In terms of MBE participation, we are currently tracking to be at 45%.

Briefing on Moonshot Proposal. CEO Nesmith reported that he will go out “on the road” and make his Moonshot Proposal to foundations in an effort to generate unrestricted income for the agency. He added that he made a presentation to The Community Foundation earlier this month for Impact Funding. We are waiting to hear

back from them on RRHA's request for funding for the Family Self Sufficiency pilot program.

Action Item:

1. Staff should provide the Commissioners with a copy of the Moonshot Proposal that was presented to The Community Foundation.

FY 2026 Agency Annual Plan Process. The Annual Plan process for FY 2026 is underway. A work session will be scheduled with the Commissioners in April to provide them with an update on the plan. Commissioner Hardiman requested that staff remove maintenance fees from the plan. Staff will take this request under advisement.

Update on RRHA's Historic Homeownership Event with National Partner Neighborhood Assistance Corporation of America (NACA). RRHA has entered into a Memorandum of Understanding with NACA for a homeownership program for public housing and housing choice voucher residents. The event will be held on March 21 – 23, 2025 at Virginia Union University. The Commissioners were invited to attend this event.

Creating a 5 Year Strategic Plan for the Agency. Staff will be creating a 5 year strategic plan. It will include the Admin, ACOP and Annual Plans, the 2025 Goals for the CEO, a 5 Year Real Estate Plan and a 5 Year Capital Plan.

Status of Negotiations with Developer HRI regarding the MDA for the Redevelopment of Gilpin. CEO Nesmith referenced the discussion that was held at the last real estate committee meeting regarding this subject. He stated that the Commissioners raised some very good questions. He wants to make sure that we have received all questions from the Commissioners so that discussions and answers scan be presented about Gilpin and the RDC.

Frequency of Board Standing Committee Meetings. The Chairs of the Real Estate, Administration-Finance and Property Management committees confirmed that their committees will continue to meet monthly.

Committee Updates

The *Real Estate and Community Development Committee* met on March 11, 2025. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Gilpin Court Redevelopment.
 - Installation of the splash pad in Gilpin should be completed by April 2025.
- Creighton Court Lease Up.
- Mosby Court Redevelopment.

The *Administration and Finance Committee* met on March 17, 2025.

- January 2025 Financials.
- Agency Vacant Positions and Section 3 Hires.
- Procurement Update.

The *Property Management Committee* met on March 13, 2025.

- Update on Compassion Action and Lease Enforcement.
- Update on Work Orders and ION Radio Process.

The *Governance Committee* did not meet during the month of March 2025.

Resolution(s):

Agenda Item #1 - Resolution Authorizing the Donation of Parcels of Unimproved Real Estate to the City of Richmond for the Creation of a Permanent Park

(25-10) WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") owns those certain parcels of unimproved real property more commonly known as 400 E. 15th Street, 426 E. 15th Street, and 1421 Dinwiddie Avenue, in the City of Richmond, Virginia (collectively, the "RRHA Parcels"); and

WHEREAS, the City of Richmond (the "City") has requested that RRHA donate the RRHA Parcels to the City's Department of Parks and Recreation for the purposes of allowing the City to use the RRHA Parcels to create a permanent park and green space; and

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WHEREAS, the United States Department of Housing and Urban Development (“HUD”) has reviewed title and survey documentation for the RRHA Parcels and determined that RRHA may transfer title to the RRHA Parcels to the City, as evidenced by that certain letter from HUD to RRHA dated November 10, 2021, a copy of which is attached hereto; and

WHEREAS, it is necessary for the Board of Commissioners of RRHA (the “Board”) to take appropriate official action to approve the donation of the RRHA Parcels to the City;

NOW THEREFORE, BE IT RESOLVED, by the Board that the donation of the RRHA Parcels to the City for the purpose of allowing the City to use the RRHA Parcels to create a permanent park is hereby approved; and that the Chief Executive Officer, or his designee, is hereby authorized and directed to execute, and deliver any and all documents required to consummate such transaction.

Motion: (Parker/Jackson) Move to Adopt Resolution #1

Absent: Pitchford

Motion Carried Unanimously

Adjournment

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

Chair

Chief Executive Officer/Secretary