

COMMISSIONERS' REGULAR IN-PERSON BOARD MEETING

*May 21, 2025*

**Resolution(s) Passed:**

- 25-12      Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Oceans 10 Security, LLC to continue to provide security camera services in the “Big Six” and Senior properties and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

**MOTION:**    (Parker/Pitchford) Move to Adopt Resolution #1  
**VOTE: Aye:** Johnson, Broidy, Elliott, Hardiman, Jackson, Lewis, McCray, Parker, Pitchford  
**VOTE: Nay:** None  
**ABSTAIN:**   None  
**ABSENT:**    None

- 25-13      Resolution of the Richmond Redevelopment & Housing Authority Authorizing Compensatory and/or Developmental Bonuses in Addition to the Chief Executive Officer's Base Salary

**MOTION:**    (Pitchford/Parker) Move to Adopt Resolution #2  
**VOTE: Aye:** Johnson, Broidy, Elliott, Jackson, Lewis, McCray, Parker, Pitchford  
**VOTE: Nay:** None  
**ABSTAIN:**   None  
**ABSENT:**    Hardiman

MINUTES OF THE REGULAR MEETING  
OF THE COMMISSIONERS OF  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
HELD AT 600 EAST BROAD STREET, 5<sup>TH</sup> FLOOR  
IN RICHMOND, VIRGINIA  
ON WEDNESDAY, MAY 21, 2025 AT 5:30 P.M.

**Board of Commissioners**

**In Attendance:**

Charlene Pitchford, Vice Chair  
Kyle Elliott  
Gregory Lewis  
Marika McCray  
Harold Parker

**Attending Virtually:**

W. R. “Bill” Johnson, Chair  
Dyanne Broidy  
Barrett Hardiman  
Eddie Jackson

**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  
Ben Funkhouser, Budget Manager  
Sherrill Hampton, Senior Vice President of Real Estate and Community Development  
Jessica Hardin, Vice President of Human Resources  
Pamela Kearney, Assistant Vice President of Public Housing Operations - virtual  
Hugh Little, Deputy Chief Financial Officer  
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, Senior Technical Advisor – virtual  
Ralph Stuckey, Vice President of Resident Services - virtual  
Sherif Tawadrous, Financial Accounting and Reporting Manager  
Sherri Thompson, Treasury Manager  
Calandra Trotter, Assistant Vice President of Housing Compliance  
Tonise Webb, Associate Lead Counsel  
Charles Williams, Vice President of Public Housing - virtual

**Counsel**

Gerald Carter, Counsel

**Call to Order**

Vice Chair Pitchford called the meeting to order at 5:35 p.m. A roll call was conducted, and a quorum was established.

**Remote Participation:**

Chair W. R. “Bill” Johnson participated in the May 21, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to medical reasons.

Commissioner Dyanne Broidy participated in the May 21, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to medical reasons.

Commissioner Barrett Hardiman participated in the May 21, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to personal business.

Chair Eddie Jackson, Jr. participated in the May 21, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to personal business.

***Motion: (Lewis/Elliott) Move to allow Commissioners “Bill” Johnson, Dyanne Broidy, Barrett Hardiman and Eddie Jackson, Jr. to participate in the May 21, 2025 Regular Board of Commissioners meeting remotely.***

**Motion Carried Unanimously**

**Approval of Minutes**

The Minutes from the *April 16, 2025 Special Board of Commissioners Meeting* and the *April 16, 2025 Regular Board of Commissioners Meeting* were approved.

***Motion: (Johnson/Parker) Move to adopt the Minutes from the April 16, 2025 Special Board of Commissioners Meeting and the April 16, 2025 Regular Board of Commissioners Meeting***

**Motion Carried Unanimously**

## **Citizens' Comment Period**

*Olivia Snoke* signed up to address the Board of Commissioners during their May 21, 2025 regular board meeting. She spoke about the Foster Youth to Independence Housing Choice Voucher Program and requested that RRHA make it a priority to provide the vouchers for the young people in Richmond, VA who are transitioning out of foster care.

*Dreame Boyd* signed up to address the Board of Commissioners during their May 21, 2025 regular board meeting. She stated that she would like to receive more information about the Richmond Development Corporation and would also like to be a part of it. She mentioned that the maintenance staff are focusing on the vacant units rather than fixing repairs in occupied units.

*Shirley Page* signed up to address the Board of Commissioners during their May 21, 2025 regular board meeting, but did not respond when called upon to speak.

## **Chair Updates**

Chair Bill Johnson thanked CEO Nesmith for the good things that he has been doing. In addition, he gave a special thank you to Vice Chair Pitchford and to all of the board members for their hard work.

## **CEO and Agency Updates**

*FY 2024 Audited Financials (Draft)*. Senior Vice President Precious Faust spoke to the board about the audited financials and stated that this is a historic moment for the agency in terms of being ahead of schedule in presenting the audit to the Commissioners. She thanked her staff for all of their hard work with the audit. Commissioner Lewis added that the financial statements look great and are very positive. He stated that the board members should be very proud of what has been accomplished. Allan Kitchen with Rubino and Company added that there are no deficiencies, compliance issues, material weaknesses, or deficiencies to report.

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*HCVP Update – Voucher, Budget Authority and Allocation.* Senior Vice President Corey Franklin spoke to the board about the current status of the voucher program. As of April 2025, there are currently 3,898 vouchers under lease. Due to funding restraints, RRHA may not be able to issue additional Tenant Based Vouchers at this time.

*Update on Annual Agency Plan.* Chief of Staff Kim Cole spoke to the board about the Annual Agency Plan. She stated that the plan went out for public comment on May 1, 2025 for 45 days. That public comment period will end on June 18, 2025. A public meeting for public comments will be held in June 2025. The Annual Plan will be submitted to HUD on or before the July 15, 2025 deadline.

*Board of Commissioners Required Training as required by the HUD Audit.* Associate Lead Counsel and Chief Compliance Officer Tonise Webb informed the board that she will be sending an email with links for them to complete the 7 modules of board training as required by HUD.

*New Housekeeping Measures Encouraging Resident Accountability.* Senior Vice President Corey Franklin informed the board that housekeeping inspections are underway in the public housing communities to ensure that residents are maintaining their units according to their lease.

*RRHA and RPD's Presentation to City Council on May 29, 2025 – 1:00 p.m. on RRHA's New Crime Prevention and Enforcement Strategy in RRHA's Big 6 Communities and Senior Sites.* CEO Steven Nesmith informed the board that he has been in conversations with Chief of Police Rick Edwards and have come up with a plan to increase measures to help keep residents safe and to combat the drug and violence problems in the communities.

## **Committee Updates**

The *Real Estate and Community Development Committee* met on May 13, 2025. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Creighton Court Naming.
- Project Based Vouchers Workshop with Developers

**Resolution(s):**

**Agenda Item #1** - Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Oceans 10 Security, LLC to continue to provide security camera services in the “Big Six” and Senior properties and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) seeks to enter into a contract with Oceans 10 Security, LLC to provide security cameras in the “Big Six” and Senior properties;

WHEREAS, RRHA will enter into a cooperative purchase utilizing Contract #RFP-2023-10 between River Rouge Housing Commission and Oceans 10 Security, LLC that is effective until December 22, 2027;

WHEREAS, it is necessary for the Board of Commissioners of RRHA to take appropriate official action to approve the cooperative purchase and to authorize the Chief Executive Officer, or his designee, to execute the cooperative purchases on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven Nesmith, in his capacity as Chief Executive Officer, is authorized to approve the contract to Oceans 10 Security, LLC. This contract will be for a not to exceed total of \$518,000.00.

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

**Motion Carried Unanimously**

**Agenda Item #2** - Resolution of the Richmond Redevelopment & Housing Authority Authorizing Compensatory and/or Developmental Bonuses in Addition to the Chief Executive Officer’s Base Salary

(25-11) WHEREAS, by Resolution 22-36, the Board of Commissioners (the “Board”) of the Richmond Redevelopment & Housing Authority (“RRHA”) authorized the appointment of Steven B. Nesmith as Chief Executive Officer to administer, manage, and direct the affairs and business of RRHA, subject to the policies, control, and direction of the Board; and

WHEREAS, the Board and on behalf of RRHA was authorized to enter into a written employment contract with Steven B. Nesmith, which included compensation and other terms as the Board may authorize; and

WHEREAS, on April 16, 2025, the Board conducted an Interim Performance Review of Steven B. Nesmith and based on the review desires to

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award Steven B. Nesmith a compensatory bonus of \$15,000.00 in addition to his base salary.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment & Housing Authority that Chief Executive Officer Steven B. Nesmith is hereby awarded a total bonus of \$15,000.00 in addition to his base salary.

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

**Absent: Hardiman**

**Motion Carried Unanimously**

## **Adjournment**

There being no further business, the meeting adjourned at 7:32 p.m.

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Chair

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Chief Executive Officer/Secretary