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Chief Executive Officer
Steven B. Nesmith

Board of Commissioners
W.R. "Bill" Johnson, Jr., Chair
Charlene Pitchford, Vice Chair
Dyanne Broidy
Kyle R. Elliott
Barrett Hardiman
Eddie L. Jackson, Jr.
Gregory Lewis
Marika McCray
Harold Parker, Jr.

AGENDA

RRHA Board of Commissioners Meeting

Date: September 17, 2025	Time: 5:30 p.m.
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Regular Monthly Meeting

- I. Call to Order | W.R. "Bill" Johnson, Chair
- II. Establish Quorum | Board of Commissioners
- III. Approval of Minutes | Board of Commissioners
 - June 18, 2025 Regular Meeting
 - July 2, 2025 Special Meeting
 - July 16, 2025 Regular Meeting
- IV. Citizens' Comment Period | General Public
- V. Chair Updates | W.R. "Bill" Johnson, Chair
- VI. CEO and Agency Updates | Steven Nesmith, Chief Executive Officer
 - Affordable Housing Presentation | Corey Franklin, SVP of Affordable Housing
 - Board of Commissioners Retreat - November 15, 2025 | Mike Kelly, Chief Operating Officer
 - Creighton Court Redevelopment Event—Handing out keys to residents | Steven Nesmith, Chief Executive Officer
 - Gilpin Court Discussion | Steven Nesmith, Chief Executive Officer

"Building Communities. Changing Lives." is the vision of the Richmond Redevelopment and Housing Authority. RRHA is Virginia's largest public housing authority serving over 10,000 residents and managing nearly 4,000 units through the public housing program. RRHA provides subsidized housing assistance to more than 3,000 families and is a catalyst for quality affordable housing and community revitalization. For more information about RRHA programs and objectives, visit rrha.com, or keep up with us on social media: [Facebook](#), [Twitter](#), [Instagram](#) or [LinkedIn](#).



VII. Committee Updates

- Real Estate | Commissioner Eddie Jackson, Jr.
 - Summary Report | Sherrill Hampton, Senior Vice President of Real Estate and Community Development
- Governance | Commissioner Kyle Elliott
 - Summary Report | Tonise Webb, Assistant Lead Counsel
- Administration and Finance | Commissioner Gregory Lewis
 - Summary Report/FY26 Budget Presentation | Precious Washington, Senior Vice President and Chief Financial Officer

VIII. Resolutions | Board of Commissioners

1. Resolution approving the submission of the Section 18 application to lock in Tenant Protection Vouchers and the phased disposition of Gilpin Court subject to ongoing negotiations with the City of Richmond Mayor and City Council to obtain a mayoral letter of support and approval | Steven Nesmith, Chief Executive Officer
2. Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$120,042,180 for the Fiscal Year Ending September 30, 2026. See Exhibit A. | Precious Faust, Senior Vice President and Chief Financial Officer
3. Resolution regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction and Equipping of the approximately 234-unit Joyfield at German School Road Multifamily Housing facility located in the City of Richmond, Virginia | Sherrill Hampton, Senior Vice President of Real Estate and Community Development
4. Resolution authorizing the Richmond Redevelopment and Housing Authority's Chief Executive Officer, or His Designee, to Execute the Second Amendment to the Disposition and Development Agreement with the Better Housing Coalition and Richmond Affordable Housing | Sherrill Hampton, Senior Vice President of Real Estate and Community Development
5. Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Carmel FJ dba KBC for window replacement at 4th Avenue and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority | Colene Orsini, Vice President of Procurement & Contract Administration
6. Resolution approving the contract between the Richmond Redevelopment and Housing Authority and General Commercial Construction, LLC for window replacement at Stonewall Avenue and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority | Colene Orsini, Vice President of Procurement & Contract Administration
7. Resolution approving the renewal of the contract for armed guard security services between Richmond Redevelopment and Housing Authority and Sentry Force Security, LLC, and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority | Colene Orsini, Vice President of Procurement & Contract Administration

8. Resolution approving the contract modification between the Richmond Redevelopment and Housing Authority and Vector Security to upgrade and add equipment at multiple public housing sites and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority | Colene Orsini, Vice President of Procurement & Contract Administration

IX. Resolutions | Richmond Development Corporation (RDC)

1. RDC Loan for 918 Renovations (HCVP) | Precious Faust, Treasurer of the RDC Board of Directors | Steven Nesmith, President and Chair of the RDC Board of Directors
2. Creation of a Revolving Loan between RDC and RRHA | Precious Faust, Treasurer of the RDC Board of Directors
3. Transferring Funds to RRHA to Support its Operations | Steven Nesmith, President and Chair of the RDC Board of Directors
4. Sale and Redevelopment of 400 E. Grace Street | Steven Nesmith, President and Chair of the RDC Board of Directors | Sherrill Hampton, Director of the RDC Board of Directors

X. Closed Session

XI. Adjourn



SPECIAL NOTES FOR VIRTUAL PARTICIPATION:

Members of the public may participate in this meeting in real-time (except during closed session) through either of the following methods:

- On any Internet-enabled device, navigate to <https://meet.goto.com/609564741> at the scheduled meeting time.
- On any telephone, dial 1 (646) 749-3122 at the scheduled meeting time and enter access code 609-564-741#. For audio pin, press #.

To register to speak during the Citizens' Comment Period, please visit <https://fs23.formsite.com/rrhaforms/form1/index.html>. Timely registration in accordance with RRHA's Bylaws is required. Registered speakers must attend the meeting through GoToMeeting or by phone to deliver comments. Written comments will not be accepted in advance. The deadline to sign up to speak is noon (12 p.m.), September 17, 2025.

