

COMMISSIONERS' REGULAR IN-PERSON BOARD MEETING

June 18, 2025

Resolution(s) Passed:

25-14 Resolution authorizing the Richmond Redevelopment and Housing Authority to Donate to the City of Richmond those Parcels of Unimproved Real Property more commonly known as 1112 Idlewood Avenue and 313 South Harrison Street for Recreation Space, and authorizing the Chief Executive Officer, or His Designee, to execute and deliver any and all documents required to consummate such Transaction

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

25-15 Resolution of the Richmond Redevelopment and Housing Authority accepting Rubino & Company Independent Auditor's Report for the fiscal year ended September 30, 2024

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

MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR
IN RICHMOND, VIRGINIA
ON WEDNESDAY, JUNE 18, 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

Commissioner Barrett Hardiman called the meeting to order at 5:39 p.m. A roll call was conducted, and a quorum was established.

Remote Participation:

Chair W. R. “Bill” Johnson participated in the June 18, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to medical reasons.

Commissioner Dyanne Broidy participated in the June 18, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to personal reasons.

Commissioner Gregory Lewis participated in the June 18, 2025 regular Board of Commissioners meeting in Richmond, VA remotely due to personal reasons.

Motion: (Parker/Jackson) Move to allow Commissioners W. R. “Bill” Johnson, Dyanne Broidy, and Gregory Lewis to participate in the June 18, 2025 Regular Board of Commissioners meeting remotely.

Motion Carried Unanimously

Absent: Pitchford

Approval of Minutes

The Minutes from the *May 21, 2025 Regular Board of Commissioners Meeting* were approved.

Motion: (Hardiman/Parker) Move to adopt the Minutes from the May 21, 2025 Regular Board of Commissioners Meeting

Motion Carried Unanimously

Absent: Pitchford

Chair Updates

Chair Bill Johnson thanked the RRHA staff for their dedication and the work that they have been doing. He introduced Councilwoman Reva Trammell and invited her to provide remarks.

Comments from The Honorable Reva Trammell, 8th District Council Representative

Councilwoman Reva Trammell provided comments on behalf of the citizens of the 8th district. She thanked CEO Nesmith for attending the 8th District Community Meeting on May 8, 2025. She said *“Your positive message and presence gave everyone hope that better days are ahead. I wanted to personally thank you for all that you do for our citizens in need of safe and affordable housing. We had a very successful and informative meeting with over 150 citizens in attendance. You provided our residents with a lot of information about current and future programs and opportunities that are available through Richmond Redevelopment Housing Authority. Your presentation touched on the ways that you are working with the Richmond Police Department and your security programs to provide a safer environment in the public housing communities” I look forward to working with you and in the future”.*

CEO and Agency Updates

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 provided an update on this initiative. He spoke about the enhanced security enforcement efforts that RRHA, Richmond Police Department and Sentry Force will undertake to help keep residents safe. Senior Vice President Corey Franklin spoke about how RRHA is using data to increase security in hot spot areas to de-escalate potential situations. In addition, staff is working with the City on the loose dog situation in RRHA communities. He also mentioned that cameras and license plate recognition readers are being used to address the problem of illegal dumping on RRHA properties.

Action Items:

1. Commissioner Jackson asked staff to research costs associated with using facial recognition on cameras and share these costs with the Commissioners.
2. Commissioner Hardiman asked staff to provide a dashboard report on crime and share it with the Commissioners.

Update from the May 28, 2025 RDC Board Meeting. CEO Steven Nesmith informed the Commissioners that the Richmond Development Corporation (RDC) Board of Directors met on May 28th. The discussion centered around transparency, accountability, and oversight of RDC. In addition, the appointment of a RRHA resident Commissioner to the RDC board was discussed.

Special Board Meeting in July for the Annual Plan. Chief of Staff Kim Cole informed the Commissioners that a special board meeting will be scheduled in July to discuss the revisions of the Annual Plan with them.

Board of Commissioners Required Training as Required by the HUD Audit. Associate Lead Counsel Tonise Webb provided an update on the HUD training that each Commissioner is required to complete. There are seven modules to the training that must be completed. All Commissioners should complete their training by July 16, 2025. An e-mail containing links to register and attend the training will be sent to all board members.

Committee Updates

The *Real Estate and Community Development Committee* met on June 10, 2025. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Creighton Court Lease Up - Phase A.
- Creighton Court Phase B is ahead of schedule.
- Creighton Court Naming.
- Project Based Vouchers Workshop with Developers

DRAFT

The *Administration-Finance Committee* met on June 16, 2025. Precious Faust, Senior Vice President and Chief Financial Officer provided an update on the following items.

- Financials.
- Audit.
- FY2026 Budget Presentation to the Administration-Finance Committee in August 2025.

Resolution(s):

Agenda Item #1 - Resolution authorizing the Richmond Redevelopment and Housing Authority to Donate to the City of Richmond those Parcels of Unimproved Real Property more commonly known as 1112 Idlewood Avenue and 313 South Harrison Street for Recreation Space, and authorizing the Chief Executive Officer, or His Designee, to execute and deliver any and all documents required to consummate such Transaction

(25-14) WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") owns those certain parcels of unimproved real property more commonly known as 1112 Idlewood Avenue and 313 S Harrison Street, 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 pursuant to the Creighton Court Cooperative Agreement, approved by the RRHA Board of Commissioners (the "Board") on March 15, 2023; and

WHEREAS, it is necessary for the Board to take appropriate official action to approve the donation of the RRHA Parcels to the City and to authorize the Chief Executive Officer, or his designee, to execute and deliver any and all documents required to consummate such transaction;

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 permanent recreation space 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: (Hardiman/Parker) Move to adopt Resolution #1

Motion Carried Unanimously

Agenda Item #2 - Resolution of the Richmond Redevelopment and Housing Authority accepting Rubino & Company Independent Auditor's Report for the fiscal year ended September 30, 2024

(25-15) 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 Richmond Redevelopment and Housing Authority has complied with this federal regulation by procuring Rubino & Company to conduct the independent audit for the fiscal year-ended September 30, 2024; and

WHEREAS, the independent audit was conducted in compliance with federal regulations issued by the Office of Management and Budget referred to as A-133, and generally accepted government auditing standards established by the U.S. Government Accountability Office; and

WHEREAS the independent audit for the year-ended September 30, 2024, resulted in a qualified audit opinion. This is the result of not fully implementing GASB 68 due to the Virginia Retirement System not providing the required actuarial data through September 30, 2023.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of RRHA accept the Independent Auditor's Report for the Richmond Redevelopment and Housing Authority for fiscal year ended September 30, 2024. Any significant modification made to this audit report subsequent to this resolution will require board approval.

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

Motion Carried Unanimously

Closed Session

At 5:49 p.m., Tonise Webb, Associate Lead Counsel asked to go into Closed Session and read the following motion:

I move that we go into a closed meeting to, first, discuss the performance of an RRHA employee as permitted by Section 2.2-371 l(A)(l) of the Virginia Freedom of Information Act; second, to obtain legal advice and discuss the status of the disposition of the various publicly held vacant lots as permitted by Section 2.2-371 l(A)(3) and Section 2.2-371 l(A)(8) of the Virginia Freedom of Information Act; and third, to discuss the disposition of publicly held real property and obtain

advice from legal counsel as to the disposition of that real property commonly known as Gilpin Court as permitted by Section 2.2-371 1(A)(3) and Section 2.2-371 1(A)(8) of the Virginia Freedom of Information Act.

Motion: (Parker/Pitchford) Move to go into Closed Session.

Motion Carried Unanimously

At 8:09 p.m., the Board of Commissioners came out of Closed Session.

Motion: (Parker/Pitchford) Move to come out of Closed Session.

Motion Carried Unanimously

Absent: Lewis

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the “Board”) convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act.

WHEREAS, Section 2.2-3712(D) of the Code of Virginia of 1950, as amended requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

Adjournment

There being no further business, the meeting adjourned at 8:12 p.m.

Chair

Chief Executive Officer/Secretary