

MINUTES OF THE MEETING OF THE
REAL ESTATE & COMMUNITY DEVELOPMENT COMMITTEE MEETING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
AT 600 EAST BROAD STREET
5TH FLOOR CONFERENCE ROOM
IN RICHMOND, VIRGINIA
TUESDAY, MARCH 11, 2025, 5:30 p.m.

Board of Commissioners In Attendance

Kyle Elliott
Harold Parker, Jr.
Dyanne Broidy
Barrett Hardiman

Board of Commissioners Virtual Attendance

Eddie Jackson, Jr., Chair

RRHA Staff

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer
Kimberley Cole, Chief of Staff
Sherrill Hampton, SVP of Real Estate and Community Development ~ Virtual
Corey Franklin, SVP of Affordable Housing
Don Mullins, VP of Capital Projects
Colene Orsini, VP of Procurement
Alfonzo Mathis, Deputy Director of Communications and Public Relations
Tonise Webb, Associate Counsel
Ofelia Soloman, Real Estate Specialist

Guests in Attendance

Michael Syme, Fox Rothchild
Jeff Lines, TAG Associates

Call To Order

Commissioner Harold Parker called the meeting to order at 5:30 p.m. and a quorum was established.

Remote Participation

Commissioner Jackson participated in the March 11, 2025 remotely outside of the city due to personal reasons.

Motion (Elliott/Broidy) to allow Commissioner Jackson to participate remotely.

Vote (Aye): Broidy, Elliott, Parker.

Motion Carries unanimously.

Approval of Minutes

Vote to approve the Real Estate Committee Meeting Minutes from 02/11/2025.

Motion (Parker/Elliott) to approve the 02/11/2025 minutes.

Vote (Aye): Jackson, Broidy, Elliott, Parker.

Motion Carries unanimously.

Citizens Comment Period

No citizens signed up to speak.

Chair Updates

Chair Jackson had no updates to report.

Real Estate Department Updates

Potential Transfer of Gilpin Court to RDC ~ Mike Syme with Fox Rothschild explained that the transfer of Gilpin Court to the RDC is a very brilliant idea as RRHA would not lose control over Gilpin it would just be an instrumentality of RRHA as the authority controls the RDC through the board. If HUD were to approve disposition it would mean that Gilpin would be considered functionally obsolete and would be eligible to receive Tenant Protection Vouchers. Commissioner Hardiman brought up several concerns he had concerning the role RRHA will have once the property is relinquished as well as the timeline and would leasing have to stop upon submission of the Section 18 application. Commissioner Hardiman expressed many concerns on moving forward with this proposal of transferring Gilpin to the RDC as there are many unknowns at this point and he doesn't feel RRHA should make this transfer now until further questions are clarified. It was decided to table this until questioned were answered and further discussion held.

Capital Funds & 5-Year Needs for the BIG 6 and Senior Sites ~ An overview was given of current plans as well as future capital initiatives which will include items that are not just routine repairs, etc. Plans include maintenance to stave off break downs and default of major systems such as heating, air, electrical, etc. All plans will also be subject to funding amounts. A short video was shown regarding work being done at Lombardy.

400 E. Grace Street ~ The Memorandum of Understanding has been approved and an Access Agreement and Option to Ground Lease is being put together so examination of the property can commence and then execution of the Ground Lease and payment of the \$5 million dollars.

Richmond Family #1 and #2 ~ The Michael's Company ~ The project is to be complete as of March 31, 2025. As of March 11th, all rehab units were turned over to Michael's for lease up. Final lease up is almost complete. RRHA has been closely monitoring the project with weekly and biweekly meetings with the Michael's team. A sort of "DMV type" environment was set up after work hours to assist seniors navigate the portal.

Nine Mile Project ~ The purchase and sale agreement has been sent to the developer and hopefully will be signed at the end of the week. There's been a lot of back and forth, but hopefully the project will now be moving forward.

Modernization of Senior Sites Update ~ Don Mullins, reported that all projects are progressing. Demolition at 1920 has now started. HVAC projects are ongoing at all four sites and should be completed by the end of the month. Things are moving forward.

MBE/Section 3/WBE Update ~ Colene Orsini reported that goals for the MBE are currently at almost 27% with the goal of 30%. The goal for women owned businesses has been exceeded currently at 18% with the goal being 10%. Section 3 contractor payments goal is 25% and is currently at 40%. Small business payments are at 34%.

Resolutions

Resolution #1:

Authorizing the Disposition Proposed in Section 18 Application for the property known as Gilpin Court to the Richmond Development Corporation.

Motion (Elliott/Broidy) to table Resolution #1.

Vote (Aye): Jackson, Broidy, Parker, Elliott

Motion Carries unanimously.

Resolution #2:

Authorizing the donation of parcels of unimproved Real Estate to the City of Richmond for the creation of permanent park (RRHA's Board of Commissioners agreed to this transfer at their March 15, 2023, board meeting).

Motion (Broidy/Elliott) to approve Resolution #2.

Vote (Aye): Jackson, Broidy, Parker, Elliott

Motion Carries unanimously.

Adjournment

Commissioner Harold Parker adjourned the meeting at 7:08 p.m.