

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, APRIL 8, 2025, 5:30 p.m.

Board of Commissioners in Attendance

Eddie Jackson, Jr., Chair
Harold Parker, Jr.
Kyle Elliott

RRHA Staff

Steven Nesmith, Chief Executive Officer
Sherrill Hampton, SVP of Real Estate and Community Development ~ Virtual
Kimberley Cole, Chief of Staff
Corey Franklin, SVP of Affordable Housing
Angela Fountain, VP of Communications and Public Relations
Precious Faust, SVP and Chief Financial Officer
Patrick Baisi, Associate Counsel
Tonise Webb, Associate Lead Counsel and Chief Compliance Officer
Colene Orsini, VP of Procurement

Guests in Attendance

Michael Syme, Fox Rothchild
Josh Collen, President, HRI Communities
Tonya Hall, President, HRI Management

Virtual Attendance

Dimitria Williams, HRI Communities
Mike Kelly, Chief Operating Officer
Shaquanna Becoat, Executive Assistant for Communications and Public Relations
W. R. Bill Johnson, Jr., Chair RRHA Board of Commissioners
Jeff Lines, TAG Associates
Kerrie Harlow
Joe Sarver, VP of Maintenance
Ralph Stuckey, VP of Resident Services
Tichi Pinkney Epps
Ms. Porch
Valkyrie Hogan
Steve Atkins, Senior Project Manager
Jeff Commons
2Love, LLC

Call To Order

Chair Eddie Jackson called the meeting to order at 5:30 p.m. and a quorum was established.

Approval of Minutes

Vote to approve the Real Estate Committee Meeting Minutes from 03/11/2025.

Motion (Parker/Elliott) to approve the 03/11/2025 minutes.

Vote (Aye): Jackson, Parker, Elliott.

Motion Carries unanimously.

Citizens Comment Period

No citizens signed up to speak.

Chair Updates

Chair Jackson wanted to salute CEO, Nesmith and the staff for moving forward and is excited about all the upcoming great things RRHA is accomplishing. Commissioner Parker also wanted to thank Ms. Colene Orsi for all her efforts regarding minority participation. It is very much appreciated.

Real Estate Department Updates

Nine Mile Project ~ An agreement with the developer has been reached and this will be moving forward along with the school that Steve Markel has promised to finance. This is going to be a big project.

Creighton Court ~ Residents will be entering into the new redeveloped facilities, and a celebration is planned for early June. The naming plan engaging residents is moving forward.

Mosby Court ~ There is an upcoming meeting April 23, 2025, at 5:30 p.m. for an update. TRG has been working very diligently to move the project forward. The CUP application has been submitted.

Richmond Family #1 and #2 ~ The Michael's Company ~ An extension to HUD had to be submitted due to unfinished site work. Families are being moved in. There have been some challenges with leasing due to old waiting lists.

Jackson Place Project ~ A CUP or SUP will need to be applied for due to special permission for allowance of townhomes to be on the property. Work is continuing with Dominion to get power to the site. CEO Nesmith suggested that there may be some bond financing available for this project and there will be more to come.

Gilpin Court Redevelopment ~ The details of the MDA have been worked out and the application for the tax credit has been applied for. The term sheet has been approved. It is a well written MDA and all the points that the board wanted to have been worked out and agreed upon. Mr. Josh Collen (HRI) spoke about MBE/WBE/Section 3 participation and how important the people side is to them and this project.

Possible Transfer of Gilpin Court to the RDC ~ CEO Nesmith spoke about the clarification with Gilpin Court. All of Gilpin Court is not to be transferred into the RDC. It would be transferred in phases. Mr. Mike Syme (Rothschild LLP) spoke to the board and answered previous questions that were posed concerning the possible Gilpin Court transfer which included discussion for Competitive Advantage obtaining HUD Choice Neighborhood Initiative Implementation Grant worth up to \$50,000,000, and other investment options other than HUD funding and the advantages.

Resolutions

Resolution #1: Authorizing the Disposition Proposed in Section 18 Application for the property known as Gilpin Court to the Richmond Development Corporation.

Motion (Parker/Elliott) to approve sending Resolution #1 to the full board.

Vote (Aye): Jackson, Parker, Elliott.

Motion Carries unanimously.

Resolution #2: Authorizing the Chief Executive Officer to Execute the Purchase and Sale Agreement, along with the Deed Conveying the Property for the Nine Mile Lots.

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

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

Motion Carries unanimously.

Adjournment

Commissioner Eddie Jackson adjourned the meeting at 7:57 p.m.