

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, JUNE 10, 2025, 5:30 p.m.

Board of Commissioners In Attendance

Eddie Jackson
Charlene Pitchford
Dyanne Broidy
Kyle Elliott

RRHA Staff

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

Virtual Attendance

Mike Kelly, Chief Operating Officer
Jessica Hardin, VP of Human Resources
Carter Walker, Senior Project Manager
Don Mullins, VP of Capital Projects
Christie Smith, Homeownership Coordinator
Steven Atkins, AVP of Capital Projects
Tamatha Wright, Relocation Manager
Caller 01
Ofelia Solomon, Real Estate Specialist
Shaquanna Becoat, Administrative Assistant

Counsel

George Martin, Lead Counsel

Call To Order

Commissioner Elliott called the meeting to order at 5:35 p.m. and a quorum was established.

Approval of Minutes

Vote to approve the Real Estate Committee Meeting Minutes from 04/08/2025.

Motion (Broidy/Pitchford) to approve 04/08/2025 RECD Committee Meeting Minutes.

Motion carries unanimously.

Vote to approve the Real Estate Committee Meeting Minutes from /05/13/2025.

Motion (Elliott/Pitchford) to approve 5/13/2025 RECD Committee Meeting Minutes.

Motion carries unanimously.

Citizen's Comment Period

No citizens signed up to speak.

Chair Updates

CEO Nesmith reported that he will be presenting to the full board at the next meeting the 2025 Goals and Objectives that were set forth for him by the board.

Real Estate Department Updates

Creighton Court ~

- Meetings with the developer are ongoing. There are several delays currently as there is a two-compliance process for getting residents in because this project is not only voucher based but low-income housing. The process continues and lease-up is expected for late July early August.
- A meeting will be held later this month with residents to keep them apprised of the situation and so they can understand the process and delays.

- CEO Nesmith expressed that they are making sure the developer is on track with a timetable and global weekly meetings are being held to ensure nothing gets dropped. The naming process is ongoing and will continue in a very methodical and thoughtful process.

Gilpin Court Redevelopment ~ There was discussion about the Gilpin redevelopment and CEO Nesmith spoke about doing a better job with communicating all the facts regarding the RDC and the Gilpin redevelopment and to ensure the proper language would be included in the MDA so that everyone understands with clarity. Commissioner Pitchford expressed that keeping the residents informed of the process and protocol was essential moving forward.

Ms. Sherrill Hampton spoke about the Relocation Plan moving forward and that there are protocols that must be followed as well as a procurement process with things such as up front moving costs, applications fees, movers, boxes, etc. A lot has been learned from Creighton that is now being helpful with the Gilpin project.

Richmond Family #1 and #2 ~ Ms. Cole advised that we are on track to meet the deadline of July 1st and inspections are being done and will continue. She expressed her desire to be done sooner than the deadline.

Section 3 and MBE/WBE Reports

- MBE 34% participation with the goal at 30%.
- WBE is at 11% with the goal at 10%.
- Section 3 participation is at 26 with a goal of 25%.
- All vendors are tracked regardless of pay outs. The procurement department is working with the city to improve the MBE/DBE participation goal of 30% which is currently at 18% to hopefully bring in some more participation. New software will be installed and used to track Section 3 participation by the end of June.

Resolutions

#1 Resolution #1 Authorizing the Donation of Parcels of unimproved real estate to the City of Richmond based on the Approved Creighton Court Cooperative Agreement.

Motion (Elliott/Pitchford) to approve Resolution #1.

Motion carries unanimously.

Adjournment

As there was no further business, Chair Eddie Jackson adjourned the meeting at 6:36 p.m.