

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

Board of Commissioners In Attendance

Eddie Jackson, Jr., Chair
Harold Parker
Charlene Pitchford, Vice Chair
Dyanne Broidy
Kyle Elliott

RRHA Staff

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer ~ virtual
Kimberley Cole, Chief of Staff
Sherrill Hampton, SVP of Real Estate and Community Development
Precious Faust, SVP and Chief Financial Officer
Colene Orsini, VP of Procurement
Tonise Webb, Associate Lead Counsel and Chief Compliance Officer
Patrick Baisi, Associate Counsel
Logan McClary, Executive Administrative Assistant

Virtual Attendance

Shaquanna Becoat, Administrative Assistant for Communications
Janet Johnson, Contract Specialist
Alfonzo Mathis, Deputy Director of Communications
Tamatha Wright, Relocation Manager
Ofelia Solomon, Real Estate Specialist
Ms. B, Citizen
Carter Walker, Senior Project Manager
Steve Atkins, AVP of Capital Projects

Call To Order

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

Remote Participation

Commissioner Kyle Elliott participated in the July 8, 2025, RECD meeting in Richmond, Virginia due to personal/business reasons.

Motion: (Parker/Broidy) Move to allow Commissioner Kyle Elliott to participate in the July 8, 2025, meeting remotely.

Approval of Minutes

Vote to approve the 06/10/2025, RECD meeting minutes.

Motion (Parker/Broidy) to approve 06/10/2025 RECD Committee Meeting Minutes.

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

Motion carries unanimously.

Citizens Comment

No citizens signed up to speak.

Real Estate Department Updates

~ **Gilpin Court** – There has been a refocus on the education campaign regarding the RDC and Gilpin Court, making sure that everyone understands the role of the RDC and how important it is moving forward. The residents are continuing to be informed and involved as things are moving forward. This will be brought back to the full board.

~ **Nine Mile/Sprout School** – This project will be two-fold. The school and also homeownership. Closing will be on July 16th.

~ **Creighton Court** – A great meeting was held on June 26th at Creighton. Residents were engaged and asked a lot of questions. Updates were provided. Ribbon cutting will be in August. Phase 2 vertical construction is 66% complete.

~ **Mosby Court** – Is in the pre-planning stages. A report will be given on the design plans at a later date. Another resident meeting will be held and extended out to the broader community. It is moving forward in a positive direction.

~ **Residents Bill of Rights** -- Will be brought to the board. Discussion was had concerning how lease enforcement will continue with residents that have high balances.

Real Estate & Community Development Committee All Day Retreat – This will be held sometime in September/October possibly at the VUU site.

Section 3 & MBE/WBE Reports – Goals continue to be exceeded in all categories. MBA stands at 35% exceeding the goal by 5%. The WBE is at 14% with a goal of 10%. Small payments are at 31%. Section 3 reporting system has been completed, and training has been had with one vendor to date. CEO Nesmith spoke about holding another event as a follow-up from the previous event that was held with vendors to keep them well informed about opportunities that exist. This will hopefully energize the base of minority contractors.

Adjournment

As there was no further business, Chair Eddie Jackson adjourned the meeting at 6:37 p.m.