

REAL ESTATE & COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES

600 EAST BROAD STREET

5TH FLOOR CONFERENCE ROOM

TUESDAY, SEPTEMBER 9, 2025, 5:30 p.m.

Board of Commissioners in Attendance

Eddie Jackson, Jr., Chair

Harold Parker

Kyle Elliott

Barrett Hardiman

RRHA Staff

Steven Nesmith, Chief Executive Officer

Kimberly Cole, Chief of Staff

Sherrill Hampton, SVP of Real Estate and Community Development

Colene Orsini, VP of Procurement

Angela Fountain, VP of Communications and Public Relations

Patrick Baisi, Associate Counsel

Nicole Douglas, Senior Project Manager – RECD

Logan McClary, Executive Administrative Assistant

Virtual Attendance

Mike Kelly, Chief Operating Officer

Corey Franklin, SVP of Affordable housing

Shaquanna Becoat, Administrative Assistant for Communications

Charlene Pitchford, Commissioner

Michael Graff, Attorney for McGuire Woods

Jeff Lines, TAG Associates

Precious Faust, SVP/CFO

Greta J. Harris, President and CEO of Better Housing Coalition

Carter Walker, Senior Project Manager

Judd Ullom, Standard Communities

Ben Walker, TAG Associates

Ofelia Solomon, Real Estate Specialist

Caitlin Gossens, Standard Communities

Dreame Boyd, Resident.

Serena

Caller 07

Tom
DS
Caller 04
Resident
Caller 03
Amoree
Resident
Emily
Johnny F.

Call To Order

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

Approval of Minutes

Approve the 07/08/2025, RECD meeting minutes.

Motion (Parker/Elliott) to approve 07/09/2025 RECD Committee Meeting Minutes.

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

Motion carries unanimously.

Remote Participation

Commissioner Charlene Pitchford participated in the September 9, 2025, RECD meeting in Richmond, Virginia due to business reasons.

Motion: (Parker/Elliott Move to allow Commissioner Kyle Elliott to participate in the September 9, 2025, meeting remotely.

Citizens Comment

Ms. Jasmine Countess spoke about her concerns about the mismanagement of her apartment with her original checklist from moving in in December not being completed as well as the complications that have arisen due to the residents that have been moved into her complex from Creighton Court due to the renovations.

Chair Updates

Chair Jackson welcomed everyone and stated he was pleased with how all the opinions that have been expressed online, etc. have been handled and how everyone has been informed concerning the Gilpin concerns. Chair Jackson is making an official statement recommending the discussion of Gilpin Section 18 application and Gilpin Redevelopment be sent to the full board at the next meeting.

Public Hearing

Conduit Bond Application – Joyfield at German School Road Multifamily Housing Project

A presentation was given by Standard Communities (Caitlin Gossens and Judd Ullom) describing what the project would look like as far as affordable housing, rent, amenities, etc. It was expressed that having MBE/WBE and minority contractors included would be preferred and having that language added to the resolution before the full board meeting next week.

Several residents spoke about questions they had concerning how many affordable housing units there would be and whether the residents would have an opportunity to receive equity in the project.

Real Estate Department Updates

Ms. Greta Harris spoke to the board concerning the development of Northside and the challenges with cost of labor and materials, etc. since COVID and that market rate developer have moved away from the project and an amendment will be added to the resolution before it is brought before the full board to make it clearer and streamlined.

~ **Gilpin Court** – A lot about been learned since April concerning the Gilpin Court Redevelopment plan through meetings and CEO Nesmith has suggested that the creation of a resident advisory committee to the RDC would be a great idea to empower residents.

~ **Nine Mile/Sprout School Project** – This is a very exciting project and a great opportunity.

~ **Creighton Court Redevelopment** – Event will be September 16th from 10:00 to 12:00 and will be very exciting to hand out keys and it has been a long time coming.

~ **Mosby Court Redevelopment** – TRG is the developer, and the CUP application has been submitted and is awaiting approval.

~ **Grace Place** – Things are moving towards finalizing and signing an MDA. Meetings are ongoing with the residents.

Section 3/MBE/WBE Reports

Not much has changed over the last couple of months, however goals have been exceeded compared to last year and the end of the year is looking very good as well as expectations of exceeding those goals next year.

Resolutions

- #1 Issuance of Conduit Bond Application at Joyfield at German School Road Multifamily Housing Project.

Motion (Jackson/Elliott) to approve to move Resolution #1 to the full board.

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

Motion carries unanimously.

- #2 Authorizing RRHA's Chief Executive Officer to execute the second amendment to the disposition and Development Agreement with the Better Housing Coalition in Richmond Affordable Housing Group for the Highland Grove project.

Motion (Jackson/Elliott) to approve to move Resolution #1 to the full board.

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

Motion carries unanimously.

Adjourn

As there was no further business to discuss, Chair Jackson adjourned the meeting at approximately

7:30 p.m.