

MINUTES OF IN PERSON 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, JANUARY 14, 5:30 p.m.

Board of Commissioners In Attendance

Eddie Jackson, Jr., Chair
Harold Parker, Jr.
Charlene Pitchford, Vice 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.
Corey Franklin, SVP of Affordable Housing
Tonise Webb, Associate Lead Counsel & Chief Compliance Officer
Colene Orsini, VP of Procurement
Gerald Carter, Counsel
Patrick Baisi, Associate Counsel
Logan McClary, Executive Assistant of Real Estate

Virtual Attendance

Kyle Elliott, Commissioner
Dyanne Broidy, Commissioner
Precious Faust, SVP/CFO
Don Mullins, VP of Capital Projects
Christie Smith, Homeownership Coordinator
Ofelia Solomon, Real Estate Specialist
Carter Walker, Sr. Project Manager

Call To Order

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

Vote to approve Virtual Commissioner Attendance

Motion (Parker/Pitchford) to allow Commissioners Elliott and Broidy to participate in the meeting virtually.

Vote (Aye): Jackson, Parker, Pitchford.

Motion Carries unanimously.

Approval of Minutes

Motion (Pitchford/Elliott) to approve the November 4, 2024, minutes.

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

Motion Carries unanimously.

Citizens Comment Period

Mr. Thaniel Howard, Senior Office Support Specialist at Fairfield just wanted to express his excitement over the great things that are coming in 2025.

Real Estate Developments

Big Six Developments

Creighton Court – Infrastructure work is 95% complete. Lease up has been moved to March due to weather delays. Lease up for Phase A is 68 units. Relocation continues for Phase 2 to Phase 3. There are 72 households to be relocated, 22 have already been relocated. Phase B is under construction.

Gilpin Court – Letter was received back in late November so it will become part of the Section 18 disposition, Demo/Dispo Application which is required. A meeting with DPU and DPW and dates were received from the city and were forwarded to the developer today.

Discussion was had concerning the types of businesses that will be allowed in the development and that they should be businesses that lift the neighborhood not bring them down.

Mosby Court – Is in the predevelopment stage and the Section 18 Demo/Dispo letter was received from the city. Will be bringing the Bill of Rights for review to the board as well as resident counsel and RTO. Resident assessments will begin the coming month. A website for Mosby is to come.

Fay Tower – An assessment of the physical needs of the building is needed to help with decision making as far as developing or demolishing. Hopefully for the March meeting a report concerning the condition of the vacant building will be available.

Grace Place – Final negotiations are in place with the selected developer to develop the final business terms and will be brought before the full board.

Nine Mile Lots – Work is being done with Church Hill Development Corp. and negotiations continue to finalize sales price. Some changes have been requested by the developer. The appraisal has been shared.

Jackson Place – Appraisal has been shared, and the developer is doing due diligence and moving forward.

Blackwell – Proposal was submitted to HUD at the end of October and HUD responded requesting some additional questions. They were responded to in December, and this will hopefully help to get the project moving along. This is very positive as this has been going on for 10 years.

Discussion was had concerning having opportunities for housing resident students coming out of college to have possible business opportunities to enhance their future.

Anna Cooper Julia School – The possibility of doing a disposition sale will be brought back to the board after further information is gathered.

Senior Site Modernization Updates

This was tabled until the March meeting.

Resolutions

#1 To accept the bid for 1611 4th Avenue

Motion (Parker/Pitchford) to approve the Resolution #1 for 1611 4th Avenue.

Vote (Ayes): Jackson, Parker, Pitchford, Broidy, Elliott.

Motion Carries unanimously.

#2 To accept the bid for Old Brook.

Motion (Parker/Pitchford) to approve the Resolution #2 for Old Brook.

Vote (Ayes): Jackson, Parker, Pitchford, Broidy, Elliott.

Motion Carries unanimously.

Adjournment

As there was no further business, Chair Eddie Jackson adjourned the meeting at 7:00 p.m.