

COMMISSIONERS' REGULAR BOARD MEETING

*January 21, 2026***Resolution(s) Passed:**

- 2026-01 Resolution regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation and Equipping of the approximately 48-unit Sevilla Residences Multifamily Housing Facility to be located in the City of Richmond, Virginia
- MOTION:** (Parker/Pitchford) Move to Adopt Resolution 2026-01
VOTE: Aye: Broidy, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Lewis, McCray
- 2026-02 Resolution on Approval of the Assignment from Church Hill North, LLC to RVA Community Development Corporation as the Tenant in the previously approved Nine Mile Homeownership Project Ground Lease
- MOTION:** (Pitchford/Parker) Move to Adopt Resolution 2026-02
VOTE: Aye: Broidy, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Lewis, McCray
- 2026-03 Resolution tabled at the committee meeting
- 2026-04 Resolution authorizing the Chief Executive Officer, or his Designee, of the Richmond Redevelopment and Housing Authority to negotiate and execute an Agreement with TAG Associates, Inc.
- MOTION:** (Jackson/Johnson) Move to Adopt Resolution 2026-04
VOTE: Aye: Broidy, Jackson, Johnson, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: Elliot, Hardiman
ABSENT: Lewis, McCray
- 2026-05 Resolution authorizing the Richmond Redevelopment and Housing Authority to enter into an Amendment to the Master Development Agreement with the Community Builders, Inc. regarding Demolition Activities for Phase 2 and Phase 3 at Creighton Court and authorizing the Chief Executive Officer, or His Designee, to Execute and deliver such Amendment
- MOTION:** (Jackson/Parker) Move to Adopt Resolution 2026-05
VOTE: Aye: Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Lewis, McCray

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Richmond Development Corporation Resolutions (RDC) Passed

2026-01 Resolution amending the Composition of the Resident Advisory Committee

MOTION: (Parker/Pitchford) Move to Adopt Resolution 2026-01

VOTE: Aye: Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford

VOTE: Nay: None

ABSTAIN: None

ABSENT: Broidy, Lewis, McCray

MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR BOARD ROOM
IN RICHMOND, VIRGINIA
WEDNESDAY, JANUARY 21, 2026, AT 5:30 P.M.

Board of Commissioners

In Attendance

Eddie Jackson, Jr., Chair
Harold Parker, Vice Chair
Gregory Lewis
Charlene Pitchford

Commissioners Attending Virtually

Dyanne Broidy
Kyle Elliott
Barrett Hardiman
W. R. "Bill" Johnson - *attended virtually due to medical reasons that prevented physical attendance pursuant to Virginia Code §2.2-3708.3(B).*

Commissioners Absent

Marika McCray

Staff In Attendance

Steven Nesmith, Chief Executive Officer
Michael Kelly, Chief Operating Officer - virtual
Patrick Baisi, Associate Counsel
Sieglinde Chambliss, Senior Advisor to the CEO
Jessica Clarke, Vice President of Human Resources - virtual
Kim Cole, Chief of Staff
Corey Franklin, Senior Vice President of Affordable Housing
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Reed Johnson, Deputy Director of Human Resources – virtual
Jackie Salaam-Hicks, Vice President of Information Technology
Colene Orsini, Vice President of Procurement and Contract Administration
Ralph Stuckey, Vice President of Resident Services
Sherri Thompson, Senior Treasury Manager, Assistant Vice President – virtual
Calandra Trotter, Assistant Vice President for Housing Compliance – virtual
Tonise Webb, Associate Lead Counsel
Charles Williams, Vice President of Public Housing

Counsel

Gerald Carter, Harrell & Chambliss, LLP

Call To Order

Counsel Gerald Carter called the meeting to order at 5:49 p.m. A quorum was established including Commissioner Johnson's virtual attendance pursuant to Virginia Code §2.2-3708.3(B).

Remote Participation

Commissioner Dyanne Broidy participated in the January 21, 2026, Regular Board of Commissioners meeting remotely from Richmond, Virginia due to personal reasons.

Commissioner Kyle Elliott participated in the January 21, 2026, Regular Board of Commissioners meeting remotely from Richmond, Virginia due to personal reasons.

Commissioner Barrett Hardiman participated in the January 21, 2026, Regular Board of Commissioners meeting remotely from Prince George, VA due to personal reasons.

Motion: (*Parker/Lewis*) Move to allow Commissioners Dyanne Broidy, Kyle Elliott, and Barrett Hardiman to participate in the January 21, 2026 Regular Board of Commissioners Meeting remotely.

Motion Carried Unanimously

Absent: McCray

Approval of Minutes

The Minutes from the *November 19, 2025, Regular Board of Commissioners Meeting* were approved.

Motion (*Pitchford/Lewis*) Move to approve the Minutes from the November 19, 2025 Regular Board of Commissioners Meeting

Motion Carried Unanimously

Absent: McCray

The Minutes from the *December 16, 2025, Special Board of Commissioners Meeting* were approved.

Motion (*Parker/Broidy*) Move to approve the Minutes from the December 16, 2025 Special Board of Commissioners Meeting

Motion Carried Unanimously

Absent: McCray

Citizens' Comment Period

Cora Hayes signed up to address the Board of Commissioners during their January 21, 2026 regular board meeting regarding a request to honor Theresa Hopson, the first resident to move into Whitcomb Court in 1958. Ms. Hayes introduced Ms. Hopson's granddaughter, Tanya Jackson, who joined her in asking the Board to memorialize Ms. Hopson's former apartment in her name and repurpose it as a community resource space, such as a clothes or food closet. Ms. Jackson also expressed her appreciation to CEO Steven Nesmith for attending her grandmother's funeral services.

Omari Al-Qadafi signed up to address the Board of Commissioners during their January 21, 2026 regular board meeting to speak about accountability and inclusion. He expressed his appreciation for RRHA's efforts to upload committee meeting materials to the website and YouTube, as well as for the timely posting of meeting agendas. He also noted that additional improvements were still needed to ensure meeting materials are posted in a timelier manner.

Sylvia Davis signed up to address the Board of Commissioners during their January 21, 2026 regular board meeting, but did not respond when called upon to speak.

Chair Updates

Chair Eddie Jackson expressed appreciation for the continued dedication of RRHA staff and leadership. He noted that the agency's capacity is expanding, significant work is occurring behind the scenes, and the organization is rising to meet the demands of a pivotal moment in its history. He encouraged staff and commissioners to continue their efforts and acknowledged the positive momentum underway.

Chief Executive Officer and Agency Updates

RRHA Recognition of Martin Luther King, Jr. Day Video "Unity of Purpose and the Urgency of Now". CEO Steven Nesmith stated that he has been thinking about Dr. King's message, especially his call for unity and the urgency of now. He said, "*We have a lot of work ahead of us, and as Commissioner Pitchford said at our last meeting, when we come together, we should be united.*"

RRHA Resident Family Self-Sufficiency Graduates. Vice President Ralph Stuckey provided an update on the Family Self-Sufficiency (FSS) Program and recognized the most recent group of program graduates. He emphasized the importance of the FSS Program in supporting residents as they work toward financial independence and long-term stability. He reported that the program has nearly 100 participants, with a goal of increasing enrollment to 125-150 residents. He expressed enthusiasm about the number of successful graduates over the past three years and shared his optimism for the continued growth and impact of the program moving forward.

Board of Commissioners CEO and Team 2025 Goals and Objectives and Accomplishments. CEO Nesmith presented an overview of the Board of Commissioners' and agency leadership's goals, objectives, and accomplishments for 2025. He expressed deep pride in the RRHA staff, saying that he is "nothing without them," and emphasized the dedication and hard work demonstrated across the organization. He also highlighted the importance of listening to residents and working together respectfully to achieving RRHA's goals.

RRHA Maintenance Team Call to Action. Vice President Charles Williams reported that at a Town Hall meeting the previous Thursday, RRHA learned that a major water main break had disrupted service at Fairfield Court, affecting about 75 residents. RRHA's HVAC team responded immediately and found that the break was severe and required a contractor. The rupture created a six-foot-deep hole, which made the situation difficult, especially in freezing weather. RRHA worked with the City of Richmond, which initially could not locate the water shutoff valve. RRHA staff eventually found and closed the valve, and the contractor, Plumbers Near Me was brought in to complete the repair. Thanks to quick coordination between RRHA staff, the City, and the contractor, water service was restored to all affected residents by about 3:30 p.m. that same day.

Update on Workorder Quality Control. Corey Franklin provided an update on improvements within the Maintenance and Operations division. He reported significant progress

in work order response and completion times, as well as enhancements in customer service interactions with residents. While more progress is needed, he noted that RRHA can now track work orders from start to finish. He also highlighted upcoming training and certification opportunities that will give maintenance staff more technical skills, reduce reliance on contractors, and strengthen overall service to residents.

Board of Commissioners Retreat, February 7, 2026. Chair Jackson addressed the Board regarding the upcoming retreat, emphasizing the importance of stepping back to consider the broader vision outlined in the 5-Year Strategic Plan. He encouraged all members to arrive well rested, prepared to listen, and ready to engage in meaningful work throughout the session.

Update on the January 13, 2026 RDC Board of Directors' Meeting. Associate Counsel Patrick Baisi presented an update on the restructuring of the RDC Board, explaining that the changes were implemented in alignment with Mayor Avula's priorities and with a renewed emphasis on resident participation. The RDC Board now includes seven members: one tenant council president from each of the Big Six communities and one tenant council president from the senior sites, selected through nomination by the Richmond Tenants Organization. CEO Nesmith and Senior Vice President Sherrill Hampton are the only RRHA staff serving on the board. He also noted that a Resident Advisory Committee has been established to further support resident engagement.

We are Finally Back Home at the 918 RRHA Building. CEO Nesmith reported that residents are now being served at the 918 Building, marking a significant improvement in accessibility and convenience. On the first day of operations, staff recorded an impressive 142 walk-ins. This strong turnout reflects how meaningful it is for residents to receive services in a brand-new, centrally located facility designed to better meet their needs.

Committee Updates

The *Real Estate and Community Development Committee* met on January 13, 2026. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Anna Julia Cooper School.
- Creighton Court.
 - Phase A is completed and 95% leased.
 - Phase B is 99% complete. A key ceremony will be held in April.
- 400 East Grace Street.

The *Property Management Committee* met on January 8, 2026. Corey Franklin, Senior Vice President of Affordable Housing provided an update on the following item.

- Impact Report.
- Work Orders.
- HCVP.

The *Governance Committee* met on January 14, 2026. Commissioner Kyle Elliott, Chair of the Governance Committee provided an update on the following item.

- o Proposed board and public meeting policies.
- o Annual review of CEO 2025 goals.
- o Changing the board and committee meeting schedule.

The *Administration-Finance Committee* met on January 20, 2026. Sieglinde Chambliss, Senior Advisor to the Chief Executive Officer provided an update on the following items.

- o FY2026 Budget.

Resolution(s)

Resolution 2026-01 - Resolution regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation and Equipping of the approximately 48-unit Sevilla Residences Multifamily Housing Facility to be located in the City of Richmond, Virginia

(2026-01) WHEREAS, the Richmond Redevelopment and Housing Authority (the "Authority") is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), to issue its bonds for the purpose, among others, of financing housing projects located within the territorial boundaries of the City of Richmond, Virginia (the "City"); and

WHEREAS, Jemal's Sevilla, LLC (the "Borrower") has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an expected maximum principal amount of \$8,000,000 (the "Bonds"), the proceeds of which will be used to finance or refinance a portion of (a) the costs of acquiring, constructing, renovating and equipping a multifamily residential rental housing project consisting of approximately 48 affordable units (the "Project") expected to be owned and used by the Borrower or a party related to the Borrower, (b) the funding of reserve funds as permitted by applicable law and (c) the costs incurred in connection with the issuance of the Bonds (collectively, the "Plan of Finance"), as permitted under the Act; and

WHEREAS, the Project shall be located at 115 North Jefferson Street in the City of Richmond and established and maintained as a "qualified residential rental project" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Borrower has indicated that it will work in good faith with the Authority to endeavor to provide certain employment and/or contracting opportunities to the residents and businesses of the neighborhoods surrounding the Project and others (the "Borrower's Special Commitments"); and

WHEREAS, preliminary plans for the Plan of Finance have been described to the Authority and a public hearing (the "Public Hearing") has been held with respect to the Plan of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority to issue its tax-exempt revenue bonds pursuant to the Act, in such amounts as may be necessary to finance or refinance the Plan of Finance.

NOW, THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.

2. It is hereby found and determined that the Plan of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.
3. It is hereby found and determined that the Project will constitute "residential buildings" as that term is defined in the Act.
4. To induce the Borrower to undertake the Plan of Finance and maintain the Project as a "qualified residential rental project" within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing or refinancing the Plan of Finance by undertaking the issuance of (and hereby declares its official intent to issue) its multifamily housing revenue bonds therefor in an expected maximum principal stated amount of \$8,000,000 for the Project upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in forms and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.
5. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plan of Finance are hereby ratified, approved and confirmed.
6. The Authority hereby designates McGuireWoods LLP, Richmond, Virginia, to serve as bond counsel ("Bond Counsel") and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.
7. The Borrower agrees to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.
8. All costs and expenses in connection with the financing and the Plan of Finance, including the fees and expenses of the Authority (including, without limitation, the Authority's application fee, origination fee and ongoing administrative fees), Bond Counsel, counsel for the Authority and any placement agent or underwriter for the sale of the Bonds shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.
9. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.
10. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. Any obligation of the

Authority to exercise its powers in the City to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue the Bonds for the Plan of Finance for any reason, including but not limited to, the failure of the City Council of the City (the "City Council") to approve the issuance of the Bonds.

11. The Authority recommends that the City Council approve the issuance of the Bonds, in one or more series, at one time or from time to time, in an expected maximum stated principal amount of \$8,000,000 for the purposes of undertaking the Plan of Finance, as required by Section 147(f) of the Code.

12. Each of the Chair, Vice Chair, Chief Executive Officer, Secretary and any Assistant Secretary of the Authority is authorized and directed to deliver to the City Council (1) a reasonably detailed summary of the comments, if any, expressed at the Public Hearing and (2) a copy of this resolution.

13. Each of the Chair, Vice Chair, Chief Executive Officer, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, is hereby authorized to request one or more allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrower.

14. No Bonds may be issued pursuant to this resolution until such time as (a) the issuance of the Bonds has been approved by the City Council, and (b) the Bonds have received one or more allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

15. The approval of the issuance of the Bonds does not constitute an endorsement to any prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or of the Borrower.

16. This resolution is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Code. Based upon the representations of the Borrower, the Authority reasonably expects that certain costs of the Project may be reimbursed with the proceeds of the Bonds.

17. The issuance of the Bonds in the principal amount of up to \$8,000,000 for the Project pursuant to definitive bond documents to be prepared or reviewed by Bond Counsel (the "Bond Documents") is hereby authorized and approved. The Chair, Vice Chair, Secretary, Chief Executive Officer and any other officer of the Authority, any of whom may act alone (the "Authorized Officials"), are each hereby authorized and directed to execute the Bonds, which shall bear interest at the rates (which may be variable or fixed), shall mature on such dates and shall be subject to redemption at such times as are set forth in the Bond Documents. The Authorized Officials are hereby authorized to approve the final terms of the Bonds; provided, however, that the interest rates borne by the Bonds shall not exceed 15% per annum, the final maturity of the Bonds shall not be later than forty (40) years after the date of the initial issuances of the Bonds, and the principal amount of the Bonds shall not exceed \$8,000,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.

18. The Bond Documents shall be in substantially the same forms as prepared or reviewed by Bond Counsel and submitted to the Authority, with such completions, omissions, insertions and changes (including, without limitation, changes of the dates thereof and the captions of the Bonds) as may be approved by the Authorized Officials executing them, such executions to constitute conclusive evidence of the approvals of any such completions, omissions, insertions and changes. The Bond Documents shall contain upon their execution and delivery provisions obligating the Borrower to comply with the Borrower's Special Commitments with respect to the Project. The execution, delivery and performance by the Authority of the Bond Documents are hereby authorized and directed.

19. The Authorized Officials are hereby authorized and directed to execute on behalf of the Authority and to deliver the Bonds, the Bond Documents, the related documents to which the Authority is a party and such other agreements, certificates, documents and instruments (collectively, the "Documents"), and to do and perform such things and acts, as are authorized hereby or contemplated by the Documents, and, if required, the Secretary or any other officer of the Authority is authorized and directed to affix the seal of the Authority to the Bonds and the other Documents and to attest such seal. The signatures of the Authorized Officials and the seal of the Authority on the Bonds may be by facsimile.

20. This resolution shall take effect immediately upon its adoption.

Motion: (Parker/Pitchford) Move to adopt Resolution 2026-01

Motion Carried Unanimously

Absent: Lewis, McCray

Resolution 2026-02 - Resolution on Approval of the Assignment from Church Hill North, LLC to RVA Community Development Corporation as the Tenant in the previously approved Nine Mile Homeownership Project Ground Lease

(2026-02) WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") and Church Hill North Holdings, LLC ("Developer") previously entered into that certain Ground Lease (the "Lease") dated December 29, 2025, for the 2800 Block of Nine Mile Road;

WHEREAS, the Developer has requested to assign its interest in and under the Ground Lease to the RVA Community Development Corporation, which is necessary for the Developer to facilitate the construction of the affordable housing units pursuant to the proposal submitted by the Developer on July 19, 2024;

WHEREAS, the RVA Community Development Corporation has agreed to assume the responsibilities and requirements under the Ground Lease previously executed;

WHEREAS, RRHA desires to enter into the Assignment and Assumption of Ground Lease, attached as Exhibit A, and the Memorandum of Assignment of Ground Lease, attached as Exhibit B, with the Developer and RVA Community Development Corporation to allow for the Nine Mile Homeownership Project to continue without any delays and increase the supply of affordable housing within the City of Richmond;

NOW, THEREFORE, BE IT RESOLVED that the RRHA Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee, to execute and deliver the Assignment and Assumption of Ground Lease, the Memorandum of Assignment of Ground Lease, and any and all documents required to consummate such transaction.

Motion: (Pitchford/Parker) Move to adopt Resolution 2026-02

Motion Carried Unanimously

Absent: Lewis, McCray

Note: Resolution 2026-03 was tabled at the committee meeting.

Resolution 2026-04 - Resolution authorizing the Chief Executive Officer, or his Designee, of the Richmond Redevelopment and Housing Authority to negotiate and execute an Agreement with TAG Associates, Inc.

(2026-04) WHEREAS, as part of the Richmond Redevelopment and Housing Authority's (the "Authority") ongoing efforts to improve and expand the availability of affordable housing in the City of Richmond, the Authority has determined it to be advisable and in the best interests of the Authority to contract with a third party to provide real estate advisory services related to the financing, acquisition, disposition, management operations, development or redevelopment of affordable housing assets;

WHEREAS, TAG Associates Inc ("Contractor") is in the business of providing real estate advisory services and has significant experience providing such services to public housing authorities;

WHEREAS, Contractor was selected by The Housing Authority of the City of El Paso (HACEP) dba Housing Opportunity Management Enterprises (HOME) in El Paso, Texas, to provide real estate advisory services for HACEP and HOME, pursuant to Request for Proposal RFP OPS 25-R-0004 (the "The Housing Authority of El Paso Procurement"); and

WHEREAS, the board of commissioners (the "Board") has determined it to be advisable and in the best interests of the Authority to enter into that certain contract for services by and between the Authority and Contractor substantially in the form attached hereto (the "Contract") pursuant to which Contractor will provide real estate advisory services (the "Transactions").

WHEREAS, in connection with the Contract, the Authority may enter into certain ancillary agreements as contemplated therein, and the Board has determined that such actions are advisable and in the best interests of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY THAT:

- I. The Transactions are hereby authorized, approved, adopted, ratified and confirmed in all respects. The contract period will be for a term covering January 2026 through December 2026, with a total amount of \$503,680.00.
- II. The Chief Executive Officer (the "CEO"), Steven Nesmith, is hereby authorized to negotiate, finalize, and approve the terms and conditions of the Contract, in consultation with the Chairman of the Board (the "Chairman"), Eddie L Jackson Jr., and legal counsel.
- III. The respective form, terms and provisions of the Contract, are hereby authorized, ratified and confirmed in all respects, and the CEO or his designee (each, an "Authorized Representative"), is hereby authorized, in the name and on behalf of the Authority to execute and deliver the Contract, with such changes, additions and modifications as the CEO, in consultation with the Chairman, Eddie L. Jackson, Jr., and legal counsel, may approve.
- IV. Any Authorized Representative is hereby authorized and empowered to take any and all action, to execute any and all documents, agreements, powers of attorney, instruments and certificates (including, without limitation, all notices, agreements and certificates required to be given or made under the Contract), in the name and on behalf of the Authority, as such Authorized Representative may deem necessary, advisable or appropriate to effectuate or carry out the purpose and intent of the foregoing resolutions and to perform the obligations of the Authority under such agreements and instruments.
- V. The actions heretofore taken by the Authorized Representatives in connection with the Contract and the transactions contemplated therein, all other exhibits, agreements, certificates, and documents to be executed in connection with the Contract, and the resolutions contained herein are hereby ratified and confirmed.

VI. The Authorized Representatives are hereby authorized and directed to take any and all further actions, not inconsistent herewith, which may be necessary or desirable, to carry into effect the purpose and intent of these resolutions.

Motion: (Jackson/Johnson) Move to adopt Resolution 2026-04

Motion Carried

Abstain: Elliott, Hardiman

Absent: Lewis, McCray

Resolution 2026-05 - Resolution authorizing the Richmond Redevelopment and Housing Authority to enter into an Amendment to the Master Development Agreement with the Community Builders, Inc. regarding Demolition Activities for Phase 2 and Phase 3 at Creighton Court and authorizing the Chief Executive Officer, or His Designee, to Execute and deliver such Amendment

(2026-05) WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") and The Community Builders, Inc. (the "Developer") previously entered into that certain Master Development Agreement, executed by the Developer on January 19, 2015, and by RRHA on February 5, 2015 (as subsequently amended and modified from time to time, the "MDA"); and

WHEREAS, RRHA and the Developer now desire to amend the MDA to reflect the agreement of the parties with respect to the services to be provided by the Developer in connection with the demolition activities for Phase 2 and Phase 3 at Creighton Court and the payment for those services and demolition activities, all as more particularly described in Addendum No. 7 to Master Development Agreement Addressing Demolition Activities for Phase 2 and Phase 3, Creighton Court attached hereto as Exhibit A ("Addendum No. 7 to MDA"); and

WHEREAS, it is necessary for the Board of Commissioners of RRHA (the "Board") to take appropriate official action to approve Addendum No. 7 to MDA and to authorize the Chief Executive Officer, or his designee, to execute and deliver Addendum No. 7 to MDA on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED, by the Board as follows:

1. That Addendum No. 7 to MDA, with any changes thereto approved by the Chief Executive Officer, or his designee, is hereby approved; and
2. That the Chief Executive Officer, or his designee, is hereby authorized and directed to execute and deliver Addendum No. 7 to MDA on behalf of RRHA.

Motion: (Jackson/Parker) Move to adopt Resolution 2026-05

Motion Carried Unanimously

Absent: Broidy, Lewis, McCray

Richmond Development Corporation Resolutions (RDC) Resolution(s):

Resolution 2026-01- Resolution amending the Composition of the Resident Advisory Committee

(2026-01) WHEREAS, the Richmond Development Corporation ("RDC") Board of Directors (the "Board") approved the creation of a Resident Advisory Committee (the "Committee") on September 3, 2025, with specific requirements on the composition of the Committee;

WHEREAS, the Committee consists of the following seven (7) non-voting members of the Richmond Tenants Organization ("RTO"):

1. Creighton Court's Tenant Council President
2. Fairfield Court's Tenant Council President

3. Gilpin Court's Tenant Council President
4. Hillside Court's Tenant Council President
5. Mosby Court's Tenant Council President
6. Whitcomb Court's Tenant Council President
7. One Senior Sites' Tenant Council President, selected and nominated by the RTO to represent all Senior Site Communities (Fox Manor, Stonewall, Decatur, South Lombardy, Old Brook, 4th Avenue);

WHEREAS, the RTO and the Tenant Council Presidents have requested that the RDC Board amend the composition of the Committee to allow Tenant Council Presidents nominated to serve on the Committee the ability to appoint a Tenant Council officer to serve on behalf of the Tenant Council President;

WHEREAS, the RDC Board recognizes the concerns raised by the RTO and the Tenant Council Presidents and desires to ensure that the Committee is structured in a manner that supports meaningful engagement with resident leadership from the Richmond Redevelopment and Housing Authority's ("RRHA") public housing and senior communities;

NOW, THEREFORE, BE IT RESOLVED by the RDC Board that the **"Resolution Approving the Creation of a Resident Advisory Committee for the Richmond Development Corporation"** approved on September 3, 2025, is hereby amended to allow any Tenant Council President nominated to serve on the Committee to appoint another duly elected officer of the same Tenant Council to serve on the Committee in lieu of the Tenant Council President.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Committee shall continue to consist of seven (7) members, with one representative from each of RRHA's public housing communities and one representative for all of RRHA's senior sites, and that upon appointment of a replacement, the Tenant Council President shall cease to be a member of the Committee for the duration of the appointment.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Tenant Council President, electing to appoint a replacement to the Committee, must provide written notice of such appointment to the RDC President and the Chair of the Board, and such appointment shall become effective upon receipt of that notice.

Motion: (Parker/Pitchford) Move to adopt RDC Resolution 2026-01

Motion Carried Unanimously

Absent: Broidy, Lewis, McCray.

Closing Comments

Vice Chair Harold Parker provided the following closing comment. He said *"This is a historic moment for the organization and expressed appreciation for everyone's hard work. Our mission is to serve people directly, and both the Chair and CEO emphasized the importance of engagement, teamwork, and honest feedback. Residents consistently ask three things of us: to work hard on their behalf, to respect their families, and to avoid conflicts that don't improve their lives. As we move into 2026, I encourage our staff, management, and Commissioners to continue leading with positivity, hope, and a shared commitment to helping low-income families access safe and affordable housing"*.

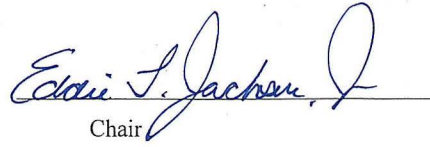
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Adjournment

There being no further business, the meeting adjourned at 8:35 p.m.



Chief Executive Officer/Secretary


Chair