

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, MARCH 31, 2026, 5:30 p.m.

Board of Commissioners In Attendance

Charlene Pitchford

Kyle Elliott

Virtual Attendance

Harold Parker, Jr.

Eddie Jackson, Jr., RRHA Chair

Bill Johnson, Commissioner

RRHA Staff

Steven Nesmith, Chief Executive Officer

Michael Kelly, Chief Operating Officer ~ Virtual

Sherrill Hampton, SVP of Real Estate and Community Development

Colene Orsini, VP of Procurement

Patrick Baisi, Associate Counsel

Tonise Webb, Associate Lead Counsel and Chief Compliance Officer

Logan McClary, Executive Administrative Assistant for Real Estate & Community Development

Call To Order

Kyle Elliott called the meeting to order at 5:30 p.m. as Chair Parker was attending virtually and had to be voted into the meeting and a quorum was established.

Remote Participation

Chair Harold Parker participated in the March 31, 2026, Real Estate & Community Development meeting remotely in Richmond, Virginia due to illness.

Motion: (*Johnson/Pitchford*) Move to allow Chair Johnson to participate remotely in the March 31, 2026 RECD meeting.

Motion Carried Unanimously.

Approval of Minutes

- January 13, 2026
 - Ms. Sherrill Hampton made the following amendments to the January 13, 2026, minutes:
 - Bullet #2 under Real Estate Department Updates, the second bullet should read Purcell Phase A as opposed to Phase 8.
 - Bullet 3 should read CUP application, not bullet packet.

Motion (Elliott/Parker) to approve the January 13, 2026, RECD Meeting Minutes as amended by Sherrill Hampton.

Motion Carries Unanimously.

Citizens Comment Period

Ms. Tashina Beavers signed up to speak but was not online when called upon to speak.

Chair Updates

Chair Harold Parker thanked all members for being present at the meeting and commented on how important it is for all members to make a concerted effort to attend all meetings so that a quorum is present and all business can be handled.

Real Estate Departmental Updates

CEO Steven Nesmith spoke about a very positive meeting that was held with the Gilpin Informed Residents and other activist groups at Moriah Baptist Church last week. It was a very productive and positive meeting with a Q&A session, and it was agreed everyone has different ways of getting to the end goal, but the end goal is the same for everyone.

Big Six/Other Real Estate Projects

Presentation Gilpin Build-First Project #1 - Mr. Josh Collen gave a presentation to the RECD Committee which was the same presentation given at the meeting with the residents of the Jackson Ward Community. Mr. Collen outlined in his presentation information about their company and other historic projects that they have completed. He expressed how important it is to carry the project through at the highest level to offer everyone in the community an opportunity

for a great place to live. The project will include 56 mixed income apartments in 2-3 story buildings. All buildings will be green energy efficient buildings and will offer great amenities to the residents such as secure parking, great landscaping, fitness center, a nice lobby area with seating, and high quality kitchens with energy efficient appliances. There are also plans for a mural wall on the property and Chair Parker suggested that maybe some uplifting positive words from African/American leaders be added to the mural wall as well.

CEO Nesmith shared that he and Chair Jackson as well as Josh Collen made this presentation to Mayor Avula and his top team last week. It was well received and it showed a good faith effort to show the community the great things that will be done.

Creighton Court – The 1.2 infrastructure is 50% complete with 71 households onsite. Total relocation by September 30th is expected. Demolition began on 16 vacant buildings which has included fencing being installed, utilities being cut off, etc. Phase B is finishing up and lease-up has started.

CEO Nesmith shared that meetings have been held with President Newbill, and she asked that we broaden our outreach not just to residents, but stakeholders in the Creighton area.

Mosby Court South – Two great meetings were held, and progress is being made on the Tenant Bill of Rights and will hopefully be presented to the Board at the June meeting once Mr. Nesmith approves it. A great meeting on 03/26/2026 was held with the entire RTO and The Richmond Group presented updates on Mosby Court South. Updates and meetings will continue.

400 E. Grace Street – Predevelopment work continues. Tax credit applications have been submitted in January. The rest of the report is as written.

Blackwell Hope VI – Progress is hopeful. For the first time in 14 years a comprehensive ownership plan was requested.

Section 3 & MBE/WBE Reports

Colene Orsini expressed that all goals have been exceeded up to this point in the second quarter and things look very good with no projected gaps or barriers going forward. Numbers are expected to rise even further moving forward. Five new contractors will be brought on and are local participants. A couple of minority businesses have been added, one being a Native American Company and a Korean Company.

- WBE participation is 18%, goal being 10%.
- MBE participation is 48%, goal being 30%.

- Section 3 is 33%, goal being 25%.

CEO Nesmith mentioned goals have been exceeded month over month in 2025 as well as January to date.

Closing Remarks

CEO Nesmith advised of two administrative points, with HUD mandated training on Thursday at 5:30 and the Board Retreat on Saturday, May 2, 2026.

Chair Parker thanked everyone for their attendance and again reiterated how important attendance is to all meetings, especially in-person attendance.

Adjourn

With no further business to discuss, Chair Parker adjourned the meeting at 6:38 p.m.