

COMMISSIONERS' REGULAR IN-PERSON BOARD MEETING

*November 19, 2025***Resolution(s) Passed:**

25-30 Resolution of the Richmond Redevelopment and Housing Authority authorizing and approving the issuance of Revenue Bonds for the benefit of German School Road Venture LP in an amount not to exceed \$49,500,000

MOTION: (Jackson/Hardiman) Move to Adopt Resolution #1
VOTE: Aye: Hardiman, Jackson, Lewis, McCray, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Elliott, Johnson

25-31 Resolution on Authorization to Dispose of 201 W. Brookland Park Blvd and to Execute the Purchase and Sale Agreement

MOTION: (Jackson/Johnson) Move to Adopt Resolution #2
VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Elliott

25-32 Approval of the Compilation of Updated RRHA Employment Policies into an Employee Handbook

MOTION: (Pitchford/McCray) Move to Adopt Resolution #3
VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Elliott

25-33 Resolution approving the contract modification between the Richmond Redevelopment and Housing Authority and Vector Security and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Jackson/Johnson) Move to Adopt Resolution #4
VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Elliott

25-34 Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Jeni Rios Consulting to continue to provide program services to the HCVP Department and authorizing the Chief Executive Officer to modify the Contract on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Pitchford/McCray) Move to Adopt Resolution #5
VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Elliott

4856

25-35 Resolution approving Richmond Redevelopment and Housing Authority's Fiscal Year End 2025 SEMAP Certification and Submission to the U.S. Department of Housing and Urban Development

MOTION: (Parker/Lewis) Move to Adopt Resolution #6

VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford

VOTE: Nay: None

ABSTAIN: None

ABSENT: Broidy, Elliott

25-36 Resolution on Approval and Adoption of RRHA Board of Commissioners' Remote Participation and All-Virtual Meetings Policy

MOTION: (Pitchford/Parker) Move to Adopt Resolution #7

VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford

VOTE: Nay: None

ABSTAIN: None

ABSENT: Broidy, Elliott

Richmond Development Corporation Resolutions Passed

1. Resolution approving the New Board of Directors Composition

MOTION: (Pitchford/McCray) Move to Adopt Agenda Item 1
VOTE: Aye: Jackson, Johnson, McCray, Parker, Pitchford
VOTE: Nay: Hardiman, Lewis
ABSTAIN: None
ABSENT: Broidy, Elliott
2. Resolution approving the Submission of the CDE and CDFI Technical Assistance Application to the US Treasury Department

MOTION: (Pitchford/Johnson) Move to Adopt Agenda Item 2
VOTE: Aye: Hardiman, Jackson, Johnson, Lewis, McCray, Parker, Pitchford
VOTE: Nay: None
ABSTAIN: None
ABSENT: Broidy, Elliott

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, NOVEMBER 19, 2025, AT 5:30 P.M.

Board of Commissioners

In Attendance

Eddie Jackson, Jr., Chair
Barrett Hardiman
Gregory Lewis
Charlene Pitchford

Commissioners Attending Virtually

W. R. "Bill Johnson, Jr. – attended virtually due to medical reasons that prevented physical attendance pursuant to Virginia Code §2.2-3708.3(B).

Marika McCray
Harold Parker, Jr., Vice Chair

Absent

Dyanne Broidy
Kyle Elliott

Staff In Attendance

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer
Patrick Baisi, Associate Counsel
Sieglinde Chambliss, Senior Advisor to the CEO
Jessica Clarke, Vice President of Human Resources
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
Pamela Kearney, Assistant Vice President of Public Housing Operations ~ virtual
Colene Orsini, Vice President of Procurement and Contract Administration
Tiana Frink-Parker, Assistant Vice President of Public Housing Operations
Theodore Reynolds, Assistant Vice President of Public Safety
Ralph Stuckey, Vice President of Resident Services – 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

Call To Order

Counsel Gerald Carter called the meeting to order at 5:32 p.m. A quorum was established.

Remote Participation

Commissioner Marika McCray participated in the November 19, 2025 Regular Board of Commissioners meeting remotely in Richmond, Virginia due to medical reasons.

**Motion: (Jackson/Lewis) Move to allow Commissioner Marika McCray
to participate in the November 19, 2025 Regular Board
of Commissioners Meeting remotely
Motion Carried Unanimously
Absent: Broidy, Elliott**

Commissioner Harold Parker participated in the November 19, 2025 Regular Board of Commissioners meeting remotely from Virginia Beach, VA due to personal reasons.

**Motion: (Jackson/Hardiman) Move to allow Commissioner Harold Parker
to participate in the November 19, 2025 Regular Board
of Commissioners Meeting remotely
Motion Carried Unanimously
Absent: Broidy, Elliott**

Amendment to the November 19, 2025 Board of Commissioners Meeting Agenda

CEO Nesmith requested a motion from the Commissioners to amend the agenda to include presentations from Mayor Danny Avula and City Council President Cynthia Newbille.

**Motion: (Jackson/Pitchford) Move to amend the agenda to include presentations
from Mayor Danny Avula and City Council President Cynthia Newbille
Motion Carried Unanimously
Absent: Broidy, Elliott**

Comments by The Honorable Cynthia Newbille

City Council President Cynthia Newbille addressed the Board of Commissioners and expressed deep appreciation for the leadership and collaborative efforts of the RRHA board, CEO, tenant members, staff, and stakeholder partners and the city in the ongoing transformation of Richmond's public housing communities. She acknowledged the historical significance of these communities and emphasized the importance of ensuring quality housing for all residents. She highlighted the value of partnership between the city, community members, and other stakeholders, calling the transformation effort a most worthy undertaking.

Presentation by The Honorable Danny Avula

Mayor Danny Avula thanked Chair Jackson and CEO Nesmith for the opportunity to speak to the Board of Commissioners. He spoke about the importance of public housing redevelopment as a key city priority and highlighted the need for affordable housing across income levels. He emphasized the need for strong city/RRHA collaboration on the Gilpin Court redevelopment and outlined key requests to RRHA regarding the Gilpin Court redevelopment: a Tenant Bill of Rights, full one-for-one replacement of all units, clear communication with residents about timeline, housing options and relocation, a people plan, reconsideration of the Richmond Development Corporation structure to include city representation, shared governance,

creation of a Jackson Ward steering committee with city, resident and development partner representation, and financial transparency.

Approval of Minutes

The Minutes from the *October 15, 2025 Annual Meeting of the Board of Commissioners, October 15, 2025 Regular Board of Commissioners Meeting and the October 27, 2025 Special Board of Commissioners Meeting* were approved.

Motion (Pitchford/Lewis) Move to approve the Minutes from the October 15, 2025

Annual Meeting of the Board of Commissioners, October 15, 2025 Regular

Board of Commissioners Meeting and the October 27, 2025

Special Board of Commissioners Meeting

Motion Carried Unanimously

Absent: Broidy, Elliott

Citizens' Comment Period

Sylvia Davis addressed the Board of Commissioners during their November 19, 2025 regular board meeting to express concerns about the CEO. She stated that she had previously spoken to the board, but no action had been taken and her concerns remain unaddressed.

Kiara Harris addressed the Board of Commissioners during their November 19, 2025 regular board meeting to express concerns regarding the composition of the Richmond Development Corporation (RDC) Board of Directors and the importance of responding to the concerns raised by the Gilpin Informed Residents about the proposed transfer of Gilpin Court.

Michael Finnegan addressed the Board of Commissioners during their November 19, 2025 regular board meeting to express concerns about the composition of the RDC Board of Directors. He conveyed a general sense of distrust and lack of confidence in the RDC and urged that the demands of all petitioners be thoroughly addressed before the resolution is brought forward again.

Omari Al-Qadafi addressed the Board of Commissioners during their November 19, 2025 regular board meeting to reiterate the concerns expressed by the other citizens. He emphasized the need to address these general concerns and called for greater resident inclusion in decision-making processes.

Kay Morgan addressed the Board of Commissioners during their November 19, 2025 regular board meeting to express concerns about the lack of understanding among Gilpin Court residents regarding the redevelopment process. She stated that none of the issues raised by Mayor Avula in his letter have been resolved and criticized the process for its lack of transparency. Ms. Morgan also advocated for expanding the RDC board of Directors to include more diverse and representative voices that reflect the needs of the community it serves.

Chair Update

Chair Eddie Jackson, Jr., provided the following comments: *"I expect that our staff and our collective board will work together to meet this challenge. I believe we are well on our way to establishing a commitment that will benefit the citizens of Richmond, particularly those in public housing as well as the broader community. I am confident that they will be proud of what we accomplish. This is my commitment as Chair, and if I may speak for my colleagues, I believe that we are a progressive group. I know our CEO is working diligently to address these concerns, and we look forward to providing an update by the December 17, 2025. Although we do not have a regular meeting scheduled in December, we are prepared to call a special board meeting to ensure we meet this obligation."*

CEO and Agency Updates

CEO Nesmith spoke to the board about several of Mayor Avula's concerns that are currently being worked on such as the Jackson Ward Community Plan as well as the Tenant's Bill of Rights. The work is ongoing and will be completed as requested.

Presentation by Marilyn Olds. Marilyn Olds spoke to the Board of Commissioners and stated that it is time to move forward and not look back. She added that everyone needed to let go of all the anger and animosity and come to the table with the understanding of working together for the benefit of all the residents.

Update on the Calhoun Center. Chris Frelke, the Director of Parks, Recreation and Community Facilities for the city gave an update on the Calhoun Center and stated there's been a lot of progress thus far. He shared some images that gave an overview of the renovation and the work that is currently underway. It is expected to be open by summer 2026 which will include the pool and splash pad renovations.

Annual Report on Voluntary Compliance Agreement (VCA). Associate Lead Counsel Tonise Webb provided an update on the Voluntary Compliance Agreement. The first installment draft was submitted in February 2025 and was approved in June and implemented in July 2025. Consistent staff training is ongoing to ensure that staff has the required understanding of the reasonable accommodation process and procedures and what the requirements are under the VCA. Calandra Trotter was named as RRHA's 504 coordinator and along with two other specialists who will monitor and track all accommodation requests that are submitted.

Winterization of the AMPs and Sites to prepare for the cold weather. Vice President of Public Housing Charles Williams stated that measures have begun to make sure that all residents have heat; if there are any issues they can be addressed. Also, there are backup heating alternatives available to residents should repairs need to be made and will not be a quick fix. There is a goal to address all heating emergencies within 48 hours of being notified.

Two Week Holiday Closure. Chief of Staff Kim Cole stated that for the third year in a row RRHA will be giving its employees off for 2 weeks beginning Monday, December 22, 2025,

through Friday, January 2, 2026 to give the staff a much needed break for all the hard work and dedication that is given throughout the year. The agency will be responding to maintenance emergencies and will continue to perform essential functions. Communications through social media, websites, email blasts, etc. will be sent out with all information needed concerning this 2-week closure. Sentry Force will continue patrolling the sites during this time. Trash pickup and litter service will continue as well.

Building Culture Among Staff at RRHA. Vice President of Human Resources, Jessica Clarke provided an update on building culture among staff at RRHA. She stated that there have been many events over the last year to have the staff engage and build culture such as having spirit day, the end of the year holiday event. There is also a friendly competition amongst the departments to participate in a coat drive. She concluded by saying that *“the year 2026 is going to be exciting as more events are being planned to engage the staff and build culture”*.

Board Required Training. Associate Lead Counsel Tonise Webb provided an update on the required HUD training that each board member must complete. The training includes 7 modules and will take approximately 2 hours to complete. She added that Attorney George Martin will be conducting a training in January 2026 on a variety of topics for board members that did not complete the required training.

Board of Commissioners Retreat. CEO Nesmith stated that the Board of Commissioners retreat is tentatively scheduled for Saturday, February 7, 2026. He added that the agenda for the board retreat is being developed.

Committee Updates

The *Real Estate and Community Development Committee* met on November 13, 2025. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Brookland Park Boulevard.
- Nine Mile Road Lots.
- Anna Julia Cooper School.
- Bond Program.
- Creighton Phase A.

The *Property Management and Assisted Housing Committee* met on November 10, 2025. Mr. Corey Franklin, Senior Vice President of Affordable Housing provided an update on the following items.

- Open Work Orders.
- HCVP Utilization.

The *Administration and Finance Committee* meeting was held on November 17, 2025.

Sieglinde Chambliss, Special Advisor to the CEO provided an update on the following items.

- Submittal of the HUD Audit.
- Completion of the October and November Closings.
- Presentation of First Quarter Financials in January 2026.

Resolutions:

Agenda Item #1 - Resolution of the Richmond Redevelopment and Housing Authority authorizing and approving the issuance of Revenue Bonds for the benefit of German School Road Venture LP in an amount not to exceed \$49,500,000

(25-30) WHEREAS, 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"), the Richmond Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the "Authority"), is authorized to exercise all the powers set forth in the Act, which include, among other things, the power, within its area of operation or as otherwise permitted under Section 36-23 of the Act, to make loans for assistance in planning, development, acquisition, rehabilitation, construction and equipping of facilities used primarily for multifamily residences in order to promote decent, safe and sanitary housing in the Commonwealth of Virginia, to issue its revenue bonds from time to time for such purposes and to pledge all or any part of its revenues derived by the Authority in connection with any such loans made by the Authority to secure the payment of such revenue bonds; and

WHEREAS, at the request of German School Road Venture LP, a Virginia limited partnership (the "Borrower"), the Authority has heretofore (a) adopted a preliminary resolution on September 17, 2025 (the "Inducement Resolution"), authorizing the issuance of its revenue bonds, in one or more series (as described below, the "Bonds"), the proceeds of which will be used to make a loan to the Borrower to finance or refinance a portion of (1) the cost of acquiring, constructing and equipping a multifamily residential rental housing project to consist of approximately 35 buildings containing approximately 234 units, a clubhouse/leasing center, a playground and a dog park, to be known as Joyfield at German School Road (the "Project"), to be located on approximately 15.562 acres of land at 250 East German School Road in the City of Richmond, Virginia (the "City"), and expected to be owned and used by the Borrower or a party related to the Borrower, (2) the funding of reserve funds as permitted by applicable law and (3) the costs incurred in connection with the issuance of the Bonds, and (b) held a public hearing on September 9, 2025, in accordance with the Act and Section 15.2-4906 of the Virginia Code, as applicable to housing authorities, and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"); and

WHEREAS, on November 10, 2025, the City Council of the City approved the issuance of the Bonds by the Authority, which approval constituted public approval of the Bonds under the Internal Revenue Code, as requested in the Inducement Resolution and as required by Section 147(f) of the Internal Revenue Code and Section 15.2-4906 of the Virginia Code, as applicable to housing authorities; and

WHEREAS, the Bonds will be issued pursuant to certain documents (the "Bond Documents"), which Bond Documents may include, without limitation, the following: (a) a Trust Indenture between the Authority and a trustee to be named therein, (b) a Loan Agreement between the Authority and the Borrower (the "Loan Agreement"), (c) a Bond Purchase Agreement among the Authority, the Borrower and the purchaser or underwriter of the Bonds, (d) a Preliminary Official Statement (the "POS") describing the offering of the Bonds and (e) and such other instruments, agreements and documentation as approved by the Authorized Official (as defined below) in consultation with counsel to the Authority; and

WHEREAS, the Bonds will be limited obligations of the Authority, the principal of and, premium, if any, and interest on which will be payable solely out of the receipts and revenues of the Authority under the Loan Agreement or similar agreement between the Authority, the Borrower and such other parties as approved by the Authorized Official; and

WHEREAS, at the request of the Borrower, the Authority desires to approve the final terms and details of the Bonds.

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

1. The issuance of the Bonds in the aggregate principal amount of up to \$49,500,000, pursuant to the Bond Documents, is hereby authorized and approved. 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. The Chair, Vice Chair, Secretary and any other officer of the Authority, any of whom may act alone (each, an "Authorized Official") 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. Each Authorized Official is hereby authorized to approve the final terms of the Bonds; provided that (a) the interest rate, or initial interest rate if the Bonds are issued as variable rate Bonds, borne by the Bonds shall not exceed the lesser of twelve percent (12%) per annum and the maximum rate of interest permitted by law, (b) the final maturity of the Bonds shall not be later than forty (40) years after the date of the initial issuance of the Bonds, and (c) the aggregate principal amount of the Bonds shall not exceed \$49,500,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.

2. The Authorized Official is hereby authorized to approve and consent, on behalf of the Authority, to the distribution of the POS and to deem the POS, as approved by the Borrower, final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, except for information the omission of which is permitted by Rule 15c2-12. The Authority authorizes the Authorized Official to execute and deliver to the underwriter or placement agent for the Bonds for distribution a final offering document (the "OS") reflecting the final terms of the Bonds, with such completions, omissions, insertions and changes as shall be approved by the Authorized Official, and such Authorized Official's execution shall constitute conclusive evidence of the approval of any such completions, omissions, insertions and changes. Execution of the final OS shall constitute conclusive evidence that the OS has been deemed final within the meaning of Rule 15c2-12.

3. Each of the Bond Documents and the Bonds are hereby approved in such forms as may be approved, with the advice of counsel to the Authority, by the Authorized Official executing them, whose approval shall be evidenced conclusively by the execution and delivery of such Bond Documents and Bonds. The execution, delivery and performance by the Authority of the Bonds and the Bond Documents are hereby authorized and directed.

4. Each Authorized Official is hereby authorized and directed to execute, on behalf of the Authority, and to deliver the Bonds, the Bond Documents and such other agreements, certificates, documents and instruments, and to do and perform such things and acts, as are authorized hereby or contemplated by the Bond Documents, and, if required, each Authorized Official is authorized and directed to affix the seal of the Authority to the Bonds, the Bond Documents and such other agreements, certificates, documents and instruments and to attest such seal. The signatures of any Authorized Official and the seal of the Authority on the Bonds may be by facsimile.

5. Each Authorized Official is hereby authorized and directed to execute and deliver on behalf of the Authority such other agreements, certificates, documents and instruments (including, without limitation, Internal Revenue Service Form 8038, assignments, regulatory agreements and tax agreements and certificates) and to do and perform such other things and acts, as shall be necessary or appropriate to carry out the transactions

authorized by this Resolution or contemplated by the Bonds, the Bond Documents or such other agreements, certificates, documents and instruments. All of the foregoing previously done or performed on behalf of the Authority are in all respects hereby approved, ratified and confirmed.

6. Any authorization herein to execute a document shall include authorization to change the date of such document, record such document where appropriate and to deliver it to the other parties thereto.

7. All other acts of the Authorized Officials 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 Project are hereby approved and confirmed.

8. The Authority hereby confirms its designation of McGuireWoods LLP, Tysons, Virginia to serve as Bond Counsel ("Bond Counsel") and its appointment of such firm to supervise the proceedings and approve the issuance of the Bonds.

9. All costs and expenses in connection with the financing and the acquisition, construction, renovation, rehabilitation and equipping of the Project, including the fees and expenses of the Authority related to the issuance and sale of the Bonds and the fees and expenses of Bond Counsel, counsel for the Authority and any underwriter for or purchaser of the Bonds and its counsel, shall be paid promptly from the proceeds of the Bonds or from moneys provided by the Borrower. If for any reason the Bonds are not issued, it is understood that all such fees and expenses shall be paid promptly by the Borrower upon presentation of an invoice and that the Authority shall have no responsibility therefor.

10. The Borrower agrees, and will agree in the Bond Documents, to indemnify and save harmless the Authority, its officers, commissioners, employees, attorneys 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.

11. 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 (and the Bonds shall so state on their face), including the Authority and the City, 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, including the City and the Authority, 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.

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

Motion: (Jackson/Hardiman) Move to adopt Resolution #1

Motion Carried Unanimously

Absent: Broidy, Elliott, Johnson

Agenda Item #2 - Resolution on Authorization to Dispose of 201 W. Brookland Park Blvd and to Execute the Purchase and Sale Agreement

(25-31) WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") owns that certain real property located at 201 W. Brookland Park Blvd. (the

“Property”), which has been vacant and abandoned for an extended period and is no longer suitable or economically feasible for RRHA’s use;

WHEREAS, RRHA has received and reviewed a proposal from Cherry Pick’d Boxing, LLC (the “Purchaser”) to acquire the Property for redevelopment as a boxing gym and a facility to promote a “safe space” for youth that will serve a compelling community purpose;

WHEREAS, RRHA has determined that the disposition of the Property will not adversely affect its ability to carry out its housing and redevelopment programs, and that the Property is not needed for any current or foreseeable operational purpose of RRHA;

WHEREAS, after reviewing the proposal, RRHA finds that the proposed disposition will advance a compelling community purpose by revitalizing a long-abandoned site, enhancing neighborhood vitality, and supporting programs consistent with RRHA’s mission; and

WHEREAS, RRHA has negotiated the terms of a Purchase and Sale Agreement (the “Agreement”) between RRHA and the Purchaser, attached hereto as Exhibit A, with a purchase price of \$25,000.00.

NOW, THEREFORE, BE IT RESOLVED that the RRHA Board of Commissioners hereby approves the disposition of the Property for a compelling community purpose for \$25,000.00 to the Purchaser, or selected entity identified by the Purchaser; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the RRHA Board of Commissioners that the Chief Executive Officer, or his or her designee, is hereby authorized to execute and deliver any and all documents necessary to consummate such transaction.

Motion: (Jackson/Johnson) Move to adopt Resolution #2

Motion Carried Unanimously

Absent: Broidy, Elliott

Agenda Item #3 – Approval of the Compilation of Updated RRHA Employment Policies into an Employee Handbook

(25-32) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) desires to provide its employees with an Employee Handbook outlining important policies and procedures that were not previously combined into a single handbook;

WHEREAS, in addition to compiling all policies and procedures into one single handbook, RRHA staff have updated the personnel-related policies to ensure compliance with applicable statutes, laws, and regulations.

NOW, THEREFORE, BE IT RESOLVED that the RRHA Board of Commissioners hereby approves and adopts the Employee Handbook attached hereto as Exhibit A and the policies included therein.

Motion: (Pitchford/McCray) Move to adopt Resolution #3

Motion Carried Unanimously

Absent: Broidy, Elliott

Agenda Item #4 – Resolution approving the contract modification between the Richmond Redevelopment and Housing Authority and Vector Security and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

(25-33) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) seeks to modify its existing contract with Vector Security to upgrade our fire alarm and sprinkler systems to provide safety and security to all our residents:

WHEREAS, the vendor is currently under contract with RRHA to monitor and supply our burglar and fire alarm systems:

WHEREAS, RRHA wishes to have these outdated systems upgraded for all of its senior properties;

NOW THEREFORE, in consideration of the premises, the mutual undertakings, and benefits to accrue to the parties and the public, the parties hereto agree as follows:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven Nesmith, as Chief Executive Officer, is authorized to modify the contract with Vector Security. This contract will be for a not to exceed a total of \$123,084.50.

Motion: (Jackson, Johnson) Move to adopt Resolution #4

Motion Carried Unanimously

Absent: Broidy, Elliott

Agenda Item #5 – Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Jeni Rios Consulting to continue to provide program services to the HCVP Department and authorizing the Chief Executive Officer to modify the Contract on behalf of Richmond Redevelopment and Housing Authority

(25-34) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) seeks to modify the contract with Jeni Rios Consulting to provide program services to its HCVP Department;

WHEREAS, RRHA increase the current contract by adding an additional \$100,000.00, thereby bringing the new not to exceed total to \$190,000.00;

WHEREAS, it is necessary for the Board of Commissioners of RRHA to take appropriate official action to approve the modification and authorize the Chief Executive Officer, or his designee, to execute the modification on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven Nesmith, in his capacity as Chief Executive Officer, is authorized to approve the modification of the contract to Jeni Rios Consulting. This contract will be for a not to exceed total of \$190,000.00

Motion: (Pitchford/McCray) Move to adopt Resolution #5

Motion Carried Unanimously

Absent: Broidy, Elliott

Agenda Item #6 – Resolution approving Richmond Redevelopment and Housing Authority’s Fiscal Year End 2025 SEMAP Certification and Submission to the U.S. Department of Housing and Urban Development

(25-35) WHEREAS, pursuant to 24 CFR § 985.101, Richmond Redevelopment and Housing Authority (RRHA) must submit an annual Section Eight Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD) within 60 days after the end of its fiscal year; and

WHEREAS, SEMAP includes fourteen (14) program indicators to measure RRHA's Management Performance in the Section 8 Housing Choice Voucher Program; and

WHEREAS, the fourteen (14) program performance indicators are as follows: 1) Selection from the waiting list, 2) Reasonable Rent, 3) Determination of Adjusted Income, 4) Utility Allowance Schedule, 5) Housing Quality Standards (HQS) Quality Control Inspections, 6) HQS Enforcement, 7) Expanding Housing Opportunities, 8) FMR Limit and Payment Standards, 9) Annual Reexaminations, 10) Correct Tenant Rent Calculations, 11) Pre-Contract HQS Inspections, 12) Annual HQS Inspections, 13) Lease-Up, and 14) Family Self-Sufficiency Enrollment, which shall be assessed individually and then combined into RRHA's score for the purposes of identifying management capabilities and deficiencies; and

WHEREAS, RRHA completed the SEMAP Certification for fiscal year ending September 30, 2025, for electronic submission to HUD by the submission deadline of November 30, 2025; and

WHEREAS, RRHA projects a score of 90 points out of 145 possible points, reflected in the SEMAP Summary Report, attached hereto as Exhibit A, which equates to "Standard Performer" designation.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes, approves, adopts, ratifies, and confirms in all respects RRHA's Section Eight Management Assessment Program (SEMAP) 2025 certification for submission to the U.S. Department of Housing and Urban Development (HUD) and approved and ratified the submission of the certification electronically by November 30, 2025.

Motion: (Parker/Lewis) Move to adopt Resolution #6

Motion Carried Unanimously

Absent: Broidy, Elliott

Agenda Item #7 – Resolution on Approval and Adoption of RRHA Board of Commissioners' Remote Participation and All-Virtual Meetings Policy

(25-36) WHEREAS, pursuant to the Virginia Freedom of Information Act ("Virginia FOIA") §2.2-3708.3(D), before a public body conducts an all-virtual meeting or allows members to use remote participation, the public body must annually adopt or affirm a policy outlining the public body's requirements for the use of an all-virtual meeting or remote participation by a member;

WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") is a public body under Virginia FOIA, and it is necessary for the RRHA Board of Commissioners (the "Board") to adopt the Remote Participation and All-Virtual Meetings Policy (the "Policy"), attached hereto as Exhibit A, to remain compliant with Virginia FOIA; and

WHEREAS, such approval and adoption of the Policy by the Board will allow for the continued use of all-virtual meetings and permit Commissioners to participate remotely in meetings, in accordance with the Policy and the RRHA Board of Commissioners' Bylaws.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and adopts the Remote Participation and All-Virtual Meetings Policy; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board shall, at least once annually, affirm or re-adopt the Policy in compliance with Virginia FOIA and the conditions governing the use of all-virtual meetings and remote participation by Commissioners.

Motion: (Pitchford/Parker) Move to adopt Resolution #7

Motion Carried Unanimously

Absent: Broidy, Elliott

Resolutions for the Richmond Development Corporation

1. Resolution approving the New Board of Directors Composition

WHEREAS, the Richmond Development Corporation (“RDC”) is a wholly-owned subsidiary of the Richmond Redevelopment and Housing Authority (“RRHA”); and

WHEREAS, the RDC Board of Directors (the “Board”) recognizes the importance of community representation in its governance structure to better reflect the needs, perspectives, and diversity of the community it serves; and

WHEREAS, the Board desires to rescind the prior resolution approved on June 25, 2025, and to amend its composition to enhance community representation by including an RRHA Resident Commissioner appointed by the Chair of the RRHA Board of Commissioners, the RRHA Voucher Participant Commissioner, and the President of the Richmond Tenants Organization (“RTO”); and

WHEREAS, to effectuate such change, the Board desires to remove the positions of the RRHA Chief Operating Officer, the RRHA Chief of Staff, and the RRHA Senior Vice President of Affordable Housing from the Board, and to replace the positions with an RRHA Resident Commissioner, the RRHA Voucher Participant Commissioner, and the President of the RTO; and

WHEREAS, upon approval, the Board’s approved composition will be the following:

1. RRHA’s Chief Executive Officer
2. RRHA’s Chief Financial Officer
3. RRHA’s Senior Vice President of Real Estate and Community Development
4. An RRHA Commissioner, appointed by the Chair of RRHA’s Board of Commissioners
5. An RRHA Resident Commissioner, appointed by the Chair of RRHA’s Board of Commissioners
6. RRHA’s Voucher Participant Commissioner
7. RTO President

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves the replacement of the RRHA Chief Operating Officer, the RRHA Chief of Staff, and the RRHA Senior Vice President of Affordable Housing with an RRHA Resident Commissioner appointed by the Chair of the RRHA Board of Commissioners, the RRHA Voucher Participant Commissioner, and the President of the RTO, and such replacement will become effective upon approval by the RRHA Board of Commissioners.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board hereby authorizes and approves the RDC President, or his designee, to execute any and all documents necessary to consummate the intent of this resolution, to include amending the RDC Bylaws, upon RRHA Board of Commissioners approval of this resolution.

Motion: (Pitchford/McCray) Move to adopt Agenda Item 1

Motion Carried Unanimously

Nay: Hardiman, Lewis

Absent: Broidy, Elliott

2. Resolution approving the Submission of the CDE and CDFI Technical Assistance Application to the US Treasury Department

WHEREAS, the Richmond Development Corporation (“RDC”) is a nonprofit corporation duly organized and existing under the Commonwealth of Virginia, with a mission to promote and facilitate economic development and improve access to capital to further economic development activities;

WHEREAS, the RDC Board of Directors (the “Board”) desires to expand its impact and financial capacity by obtaining designation as a Community Development Entity (“CDE”) and applying for Community Development Financial Institution (“CDFI”) Technical Assistance funding from the U.S. Department of the Treasury’s CDFI Fund;

WHEREAS, designation as a CDE will enable the RDC to participate in the New Market Tax Credit (“NMTC”) Program and better serve low-income communities; and

WHEREAS, the CDFI Technical Assistance Grant will provide critical support for capacity building, planning, training, and other eligible uses to support a future CDFI designation application.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the submission of the CDE application and the CDFI Technical Assistance Grant application to the U.S. Department of the Treasury; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the RDC President, or his or her designee, is hereby authorized and directed to execute and submit any and all documents, applications, and agreements, and create a CDE/CDFI subsidiary or special purpose entity of RDC as may be required for these submissions and to carry out the intent of this resolution.

Motion: (Pitchford/Johnson) Move to adopt Agenda Item 2

Motion Carried Unanimously

Absent: Broidy, Elliott

Other Items

Commissioner Lewis expressed concerns about the large volume of paper that is being used to print documents for the board meetings and recommended that the documents be emailed and not printed to reduce paper consumption. Chair Jackson supported this recommendation and stated that he would leave it up to the individual committee chairs to decide whether their meeting materials should be printed. Associate Counsel Baisi added that we can provide electronic copies of the document as long as we have 1 or 2 printed copies available during the board and/or committee meetings.

Closing Comments by the Vice Chair

Vice Chair Harold Parker thanked the board for all their hard work and achievements for 2025. He urged everyone to continue moving forward and to focus on the mission and future goals for 2026. He concluded by extending warm wishes for the Thanksgiving and Christmas holiday season.

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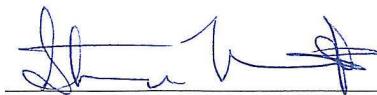
Adjournment

There being no further business, Chair Jackson adjourned the meeting 8:08 p.m.



Eddie S. Jackson, Jr.

Chair



Chief Executive Officer/Secretary