

COMMISSIONERS' SPECIAL VIRTUAL BOARD MEETING

*December 16, 2025***Resolution(s) Passed:**

25-37 Approval of the Joint Governance Structure Concept for the Redevelopment of Gilpin Court and the Larger Jackson Ward Community Plan

MOTION: (Johnson/McCray) Move to Adopt Resolution #1

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

VOTE: Nay: None

ABSTAIN: None

ABSENT: Broidy

MINUTES OF THE VIRTUAL SPECIAL MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT VIA GOTOMEETING
IN RICHMOND, VIRGINIA
TUESDAY, DECEMBER 16, 2025, AT 5:30 P.M.

Board of Commissioners

In Attendance

Eddie Jackson, Jr., Chair
Harold Parker, Vice Chair
Kyle Elliott
Barrett Hardiman
W. R. "Bill" Johnson, Jr.
Gregory Lewis
Marika McCray
Charlene Pitchford

Absent

Dyanne Broidy

Staff In Attendance

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer
Patrick Baisi, Associate Counsel
Sieglinde Chambliss, Senior Advisor to the CEO
Kim Cole, Chief of Staff
Corey Franklin, Senior Vice President of Affordable Housing
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Jackie Salaam-Hicks, Vice President of Information Technology
Tiana Frink-Parker, Assistant Vice President of Public Housing Operations
Theodore Reynolds, Assistant Vice President of Public Safety
Calandra Trotter, Assistant Vice President for Housing Compliance – virtual

Counsel

Gerald Carter

Call To Order

Counsel Gerald Carter called the meeting to order at 5:41 p.m. A quorum was established.

Amendment to the December 16, 2025 Special Board of Commissioners Meeting Agenda

Attorney Gerald Carter requested that an amendment be made to the agenda for the December 16, 2025 Special Board of Commissioners meeting. The amendment adds a Public Comment Period immediately following Agenda Item #2.

**Motion: (Pitchford/Elliott) Move to amend the agenda to include
a public comment period for the meeting**

Motion Carried Unanimously

Absent: Broidy, Johnson

Attorney Carter requested that an amendment be made to the agenda for the December 16, 2025 Special Board of Commissioners meeting. Specifically, the order of Agenda Items #3 and #4 should be switched.

**Motion: (Jackson/McCray) Move to amend the agenda to
switch the order of Agenda Items #3 and #4**

Motion Carried Unanimously

Absent: Broidy, Johnson

Citizens' Comment Period

Madeline McElgunn signed up to address the Board of Commissioners during their December 16, 2025 special board meeting but did not respond when called upon to speak.

Omari Al-Qadaffi addressed the Board of Commissioners during their December 16, 2025 special board meeting to discuss the Board of Commissioners Transparency. He requested that RRHA begin publishing all meeting recordings, notes, minutes, resolutions, and meeting materials online in a manner consistent with City Council practices.

Sylvia Davis addressed the Board of Commissioners during their December 16, 2025 special board meeting to discuss accountability and transparency.

Discussion Regarding Mayor Avula's Outstanding Follow-up Letter of Approval and Joint Governance Concept

CEO Steven Nesmith provided an update on the follow-up letter from Mayor Danny Avula regarding his presentation at the November 19, 2025 regular board meeting concerning the joint governance concept. He stated that significant progress has been made in addressing the Mayor's eight requests.

The following three requests have been addressed:

- Adoption of the Tenant Bill of Rights.
- Formation of a Joint Working Group, co-led by RRHA and the City.
- Approval of deviations to the Jackson Ward Community Plan.
- *Commitment to One-for-One Replacement*: RRHA reaffirmed its full commitment to achieving this goal.
- *Transparency on Phasing, Timing, and HUD Process*: These will be clearly communicated.
- *Bold People Plan*: Mayor Avula requested a plan that includes early relocation support.
- *City Representation on RDC Board*: This is under review with legal counsel to avoid conflicts.
- *Detailed Financials for 2025*: RRHA will provide comprehensive financial reporting.
- *Response Deadline*: A formal response will be submitted to Mayor Avula by December 17, 2025.

CEO Nesmith and the Board of Commissioners emphasized that this represents a significant opportunity for RRHA and the City to collaborate effectively.

Gilpin Build First Update

Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update the Gilpin First Build site. The project will utilize twenty-one (21) vacant parcels to provide 56 brand new units. A timeline was presented at the November real estate meeting as well as the December board meeting. There are engagement opportunities with the residents that will be ongoing. RRHA's goals concerning Section 3 and MBE and WBE have been agreed to and accepted.

Resolution(s):

Agenda Item #1 - Approval of the Joint Governance Structure Concept for the Redevelopment of Gilpin Court and the Larger Jackson Ward Community Plan

(25-37) WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") desires to redevelop the property known as Gilpin Court, in the Jackson Ward Community of the City of Richmond;

WHEREAS, as part of that redevelopment process, RRHA understands the need to obtain the support of the Mayor of the City of Richmond (the "City") to submit the Section 18 application to the U.S. Housing and Urban Development ("HUD") and implement the redevelopment plans for Gilpin Court;

WHEREAS, Mayor Avula of the City of Richmond (the "Mayor") gave a presentation to the RRHA Board of Commissioners (the "Board") at the Board's regular meeting on November 19, 2025, outlining the requirements for the City to fully support the Gilpin Court redevelopment project as part of the Jackson Ward Community Plan and provide necessary funding for infrastructure and the comprehensive people plan;

WHEREAS, subsequently following the Mayor's presentation, the Mayor sent a letter on November 24, 2025, to the Board and RRHA's Chief Executive Officer formalizing the response requests outlined in his presentation, as attached hereto as *Exhibit A* (the "November 24, 2025 Mayor Letter");

WHEREAS, the Mayor additionally requested in his letter that the Board approve a joint governance structure, the Joint Gilpin Transformation Working Group, to serve as a body with the authority to direct, oversee, implement the redevelopment of Gilpin Court and the larger Jackson Ward Community Plan that was submitted by RRHA and the City as co-lead applicants under the Choice Neighborhoods planning grant and accepted by HUD on August 12, 2024;

WHEREAS, this joint governance concept would formalize the operational partnership between RRHA and the City in the redevelopment of Gilpin Court and the larger Jackson Ward community and allow the City to support RRHA's efforts by providing financing, resources, and subject-matter expertise;

WHEREAS, as identified in the Mayor's letter, RRHA and the City would co-lead the joint governance structure to ensure that this necessary partnership remains aligned to best serve the residents of the historic Jackson Ward community and the tenants of Gilpin Court; and

WHEREAS, it is anticipated that the creation of the Joint Gilpin Transformation Working Group will serve as a model to govern the operational partnership between RRHA and the City, tailored, as applicable, to the issues, needs, and circumstances affecting the redevelopment of the remaining large public housing communities in the City not currently undergoing redevelopment.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby recognizes the value and importance of partnering and aligning RRHA's efforts with the City to redevelop Gilpin Court and implement the larger Jackson Ward Community Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board hereby approves the joint governance structure concept, as identified as the Joint Gilpin Transformation Working Group, to have the authority, power, financial oversight, public accountability, and shared responsibility to implement the Gilpin Court redevelopment and the larger Jackson Ward Community Plan under the following conditions, which is consistent with the spirit of the November 24, 2025 Mayor Letter:

1. RRHA and the City shall be co-leads on the Joint Gilpin Transformation Working Group and any committees formed within the Group;
2. RRHA and the City shall have equal representation on the Joint Gilpin Transformation Working Group and any committees;
3. RRHA and the City shall negotiate and enter into a Memorandum of Agreement to outline the structure and terms of the Joint Gilpin Transformation Working Group and prepare and execute a Cooperation Agreement to receive financing for the Gilpin Court project.
4. RRHA and the City shall create committees within the Joint Gilpin Transformation Working Group to narrowly focus on implementing specific initiatives in the Jackson Ward Community Plan, to include a committee on housing development, resident support, wider neighborhood revitalization, workforce development, and other committees as determined by the Joint Gilpin Transformation Working Group.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Board hereby designates and instructs the Chief Executive Officer, or his or her designee, and RRHA legal counsel to negotiate the terms of the Memorandum of Agreement with the City, and the finalized version must be brought to the Board for approval before execution, and the same applies to the finalized version of the Cooperation Agreement between RRHA and the City.


Motion: (Johnson/McCray) Move to adopt Resolution #1

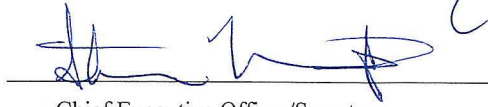
Motion Carried Unanimously

Absent: Broidy

Adjournment

There being no further business, Chair Jackson adjourned the meeting 7:01 p.m.


Chair


Chief Executive Officer/Secretary