

COMMISSIONERS' REGULAR BOARD MEETING

*April 15, 2026***Resolution(s) Passed:**

2026-15 Resolution authorizing the Chief Executive Officer, or his Designee, of the Richmond Redevelopment and Housing Authority to negotiate and execute Job Order Contracts for all RRHA Public Housing Communities

MOTION: (Parker/Hardiman) Move to Adopt Resolution 2026-15

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

VOTE: Nay: None

ABSTAIN: None

ABSENT: Elliott, Lewis

Richmond Development Corporation Resolutions (RDC) Passed

2026-03 Resolution approving the Amendment to the 918 Renovation Promissory Note

MOTION: (Pitchford/McCray) Move to Adopt Resolution 2026-03

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

VOTE: Nay: None

ABSTAIN: None

ABSENT: Elliott, Lewis

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, APRIL 15, 2026, AT 5:30 P.M.

Board of Commissioners

In Attendance

Eddie Jackson, Jr., Chair
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).*
Gregory Lewis
Marika McCray
Harold Parker, Vice Chair
Charlene Pitchford

Commissioners Attending Virtually

Dyanne Broidy

Commissioners Absent

Kyle Elliott

Staff In Attendance

Steven Nesmith, Chief Executive Officer
Michael Kelly, Chief Operating Officer
Patrick Baisi, Associate Counsel
Sieglinde Chambliss, Senior Advisor to the CEO
Kim Cole, Chief of Staff
Angela Fountain, Vice President of Communications and Public Relations
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Reed Johnson, Deputy Director of Human Resources – virtual
Pamela Kearney, Assistant Vice President of Public Housing Operations
Don Mullins, Vice President of Capital Projects
Colene Orsini, Vice President of Procurement and Contract Administration
Tiana Frink Parker, Assistant Vice President of Public Housing Operations
David Reka, Senior Vice President and Chief Financial Officer
Theodore Reynolds, Assistant Vice President of Public Safety
Fatimah Smothers-Hargrove, Vice President of HCVP & Tenant Selection
Ralph Stuckey, Vice President of Resident Services
Calandra Trotter, Assistant Vice President for Housing Compliance
Tonise Webb, Associate Lead Counsel
Charles William, Vice President of Public Housing

Counsel

Gerald Carter, Harrell & Chambliss, LLP

Call To Order

Chair Eddie Jackson, Jr. called the meeting to order at 5:36 p.m. A quorum was established.

Remote Participation

Commissioner Dyanne Broidy participated in the April 15, 2026, Regular Board of Commissioners meeting remotely in Richmond, Virginia due to medical reasons.

Commissioner Barrett Hardiman participated in the April 15, 2026 Regular Board of Commissioners meeting remotely from Richmond, Virginia while traveling to RRHA's office to join the meeting in person.

Motion: (Parker/McCray) Move to allow Commissioners Dyanne Broidy and Barrett Hardiman to participate in the April 15, 2026 Regular Board of Commissioners meeting remotely

Motion Carried Unanimously

Absent: Elliott

Approval of Minutes

The Minutes from *the March 18, 2026 Regular Board of Commissioners meeting* were approved.

Motion: (Parker/McCray) Move to approve the Minutes from the March 18, 2026 Regular Board of Commissioners Meeting

Motion Carried Unanimously

Absent: Elliott

Citizens' Comment Period

DC signed up to address the Board of Commissioners during their April 15, 2026 regular board meeting but did not respond when called upon to speak.

Dale Reed addressed the Board of Commissioners during their April 15, 2026 regular board meeting regarding ongoing communication issues with RRHA staff. She stated that staff frequently do not respond to communications from attorneys, which creates barriers to assist tenants. She requested the Board's support in resolving these issues so both organizations can more effectively serve voucher holders and public housing residents.

Cora Hayes addressed the Board of Commissioners during their April 15, 2026 regular board meeting to raise concerns about the FOIA request she submitted on March 10, 2026, noting that the information remains outstanding. She expressed appreciation for the community engagement session at Mt. Moriah Church and shared her enthusiasm for future resident-focused initiatives. Ms. Hayes also requested an update on the scheduling of the next Property Management Committee meeting, as the most recent meeting was canceled.

Chair Updates

Chair Eddie Jackson, Jr. thanked the Commissioners for their participation in this meeting and the recent special board meeting. He stressed the importance of consistent attendance to ensure the Board operates efficiently. He also emphasized the need for open communication with all stakeholders, including the City of Richmond, as RRHA moves toward finalizing an agreement with the City of Richmond for the redevelopment of Gilpin and the broader Jackson Ward area.

Chief Executive Officer and Agency Updates

Agency and CEO 2025 Accomplishments. CEO Nesmith reminded the board that in November 2025 he submitted a report outlining the goals and objectives assigned to him by the board, and that he had completed about 80% of them.

Resident Engagement. Vice President of Resident Services Ralph Stuckey briefed the board on the many ongoing and upcoming efforts within resident services. He highlighted several students for their recent achievements and shared the idea of establishing a Commissioners' Scholarship. He also announced an upcoming event at Hillside that will focus on programs and activities aimed at helping youth stay motivated, engaged, and on a positive path.

Board of Commissioners Upcoming Second Retreat. Chief of Staff Kim Cole updated the board on plans for the upcoming second retreat on May 16, 2026, emphasizing that it is expected to be an enjoyable and productive day. She added that the retreat will focus on completing the three remaining strategic goals.

Security Enhancement. CEO Nesmith reported that RRHA, RPD patrol officers, Chief of Police Rick Edwards, and Sentry Force personnel recently met to discuss additional strategies for violence prevention and to improve coordination with RPD, particularly in identifying and addressing community hot spots. He noted several ongoing issues requiring continued attention, including illegally parked vehicles and dog-related violations. He added that he will present an updated security and enforcement plan to the Board in the near future.

Introduction of the new Chief Financial Officer (CFO), David Rekas. CEO Nesmith welcomed the new CFO, David Rekas to RRHA. CFO Rekas addressed the board and expressed how pleased he is to have the opportunity to serve in this role.

February 2026 Financials Update – Senior Advisor to the Chief Executive Officer Sieglinde Chambliss provided an overview of RRHA's financial performance for February 2026. She reported that the overall performance is on target. February marks the fifth month of operations, and while results are strong, she emphasized the need to remain focused and conservative. In summary, she stated that all departments are projecting well.

Annual Plan Update. Chief of Staff Kim Cole informed the board that her team is sharing the proposed updates to the Annual Plan. The plan must be submitted by October 1, 2026, and will include board feedback, input from resident leaders, and public comments. She explained that the Annual Agency Plan includes the Administrative Plan for the Housing Choice Voucher Program and the Admissions and Continued Occupancy Policy.

Don Mullins then updated the board on upcoming capital improvements. He emphasized the importance of getting resident feedback on their needs. He noted that while much has been accomplished, additional improvements, especially at senior sites, would be possible with more funding.

Highlighting Fair Housing Month with Property Management Training. Associate Counsel Patrick Baisi stated that there will be Fair Housing refresher activities for staff to review training requirements, laws, and key Fair Housing obligations. An internal “compliance corner” has also been created to keep staff informed, support ongoing compliance, and address important issues they encounter. These refresher activities are provided in addition to the required eight hours of annual training.

JOC Contract. Chief Operations Officer Mike Kelly briefed the board on the resolution related to Job Order Contracting (JOC) contracts. He explained how JOC contracts originated and described the benefits they offer RRHA, including faster design-to-construction timelines and access to on-call contractors with predetermined pricing. Vice President for Procurement Colene Orsini then outlined the current procurement procedures and explained how implementing a JOC program would further strengthen and streamline the procurement process.

Committee Update(s)

The *Real Estate and Community Development Committee* met on March 31, 2026. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Gilpin Court Redevelopment and Gilpin Court Build-First Project.
- Creighton Court
- Mosby Court South.
- 400 East Grace Street.
- Blackwell/HOPE VI Project.

Resolution(s)

Resolution 2026-15 - Resolution authorizing the Chief Executive Officer, or his Designee, of the Richmond Redevelopment and Housing Authority to negotiate and execute Job Order Contracts for all RRHA Public Housing Communities

(2026-15) WHEREAS, as part of the Richmond Redevelopment and Housing Authority's (“RRHA”) ongoing efforts to improve and maintain its public housing community for its residents, RRHA has determined it to be advisable and in the best interests of RRHA to contract with multiple third parties using job order contracting to provide capital improvements including, but not limited to, roofing, doors and windows, painting, flooring, site improvements, and general repairs; and

WHEREAS, job order contracting is a procurement method of obtaining a contractor to perform work as needed using the prices, quantities, and specifications in an established unit price book or price list and is a quick and efficient method of executing contracts for renovations, repairs, and maintenance, which RRHA has utilized in the past; and

WHEREAS, RRHA desires to execute job order contracts for the following vendors: JLJ Construction LLC, Centennial Construction, Janus Contractors, FH Paschen, and Plumber Near Me.

WHEREAS, the job order contracts shall not exceed \$1,000,000 for each contract and a total of \$10,000,000.00 for all job order contracts in accordance with the Virginia Public Procurement Act §2.2-4303.2, recently amended on July 1, 2024; and

WHEREAS, the Board of Commissioners (the "Board") has determined it to be advisable and in the best interests of the RRHA to enter into job order contracts.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Chief Executive Officer, or his designee, is hereby authorized to negotiate, finalize, and approve the terms and conditions of the job order contracts for all RRHA public housing communities, including the senior sites, on an as-needed basis.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Chief Executive Officer, or his designee, is hereby authorized, on behalf of RRHA, to execute and deliver job order contracts for all RRHA public housing communities, including the senior sites, on an as-needed basis.

Motion: (Parker/Hardiman) Move to adopt Resolution 2026-15

Motion Carried

Absent: Elliott, Lewis

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

Resolution 2026-03 - Resolution approving the Amendment to the 918 Renovation Promissory Note

WHEREAS, the Richmond Development Corporation ("RDC") Board of Directors (the "Board") approved the lending of funds to support the Richmond Redevelopment and Housing Authority ("RRHA") Housing Choice Voucher Program's renovation work at 918 Chamberlayne Parkway, Richmond, Virginia, on September 3, 2025;

WHEREAS, to effectuate the lending of funds, the RDC Board approved and authorized the execution of a Promissory Note;

WHEREAS, RRHA has requested an amendment to the terms of the Promissory Note to include an increase in the principal amount from \$1,000,000 to \$1,300,000 and to extend the term of the loan from ten (10) years to fifteen (15) years; and

WHEREAS, such an amendment and increase are necessary to complete critical renovation work to the building and to ensure compliance with applicable accessibility standards and the safety of staff and visitors.

NOW, THEREFORE, BE IT RESOLVED; that the Board hereby approves the amendment of the Promissory Note to increase the principal amount to \$1,300,000 and to extend the repayment term to fifteen (15) years under such other terms and conditions as may be set forth in the amended Promissory Note.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the RDC President, or his or her designee, is hereby authorized and directed to negotiate, finalize, and execute the Amendment to Promissory Note attached hereto as Exhibit A, and any and all necessary documents, agreements, and instruments related to the disbursement administration of this loan.

Motion: (Pitchford/McCray) Move to adopt RDC Resolution 2026-03

Motion Carried Unanimously

Absent: Elliott, Lewis

Closed Session

At 7:43 p.m., Gerald Carter, Counsel asked to go into Closed Session and read the following motion:

I move that we go into a closed meeting to consult with legal counsel and staff about actual litigation involving a federal class action lawsuit that, if briefed in an open meeting, would adversely affect the negotiating or litigating posture of RRHA as permitted by Section 2.2-371 1(A)(7) of the Virginia Freedom of Information Act.

Motion: (Parker/Pitchford) Move to go into Closed Session.

Motion Carried Unanimously

Absent: Elliott, Lewis

At 8:45 p.m., the Board of Commissioners came out of Closed Session.

Motion: (Pitchford/Parker) Move to come out of Closed Session.

Motion Carried Unanimously

Absent: Broidy, Elliott, Lewis

CERTIFICATION OF CLOSED MEETING

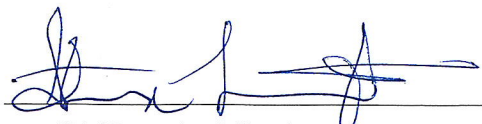
WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act.

WHEREAS, Section 2.2-3712(D) of the Code of Virginia of 1950, as amended requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

Adjournment

There being no further business, the meeting adjourned at 8:47 p.m.


 Chief Executive Officer/Secretary


 Chair