

RESOLUTION MEMORANDUM

July 15, 2026

TO: Board of Commissioners
Richmond Redevelopment and Housing Authority (RRHA)

FROM: Steven A. Nesmith
Chief Executive Officer/Secretary

SUBJECT: RESOLUTION 2026-23– RESOLUTION APPROVING THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY AND PORTSMOUTH REDEVELOPMENT AND HOUSING AUTHORITY TO SECURE THE SERVICES OF SENTRY FORCE SECURITY, LLC TO PROVIDE ARMED SECURITY SERVICES TO ALL RRHA PROPERTIES, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

Executive Summary

The purpose of this resolution is to authorize the Chief Executive Officer to enter into a cooperative agreement with the Portsmouth Redevelopment and Housing Authority (“PRHA”) under contract 2024-04 entered on July 17th, 2025, to procure the services of Sentry Force Security, LLC for Armed Guard Security Services for all RRHA properties. The current contract is renewable for up to four (4) additional one-year terms, and PRHA anticipates renewing its contract in July 2026. RRHA intends to enter into a contract with Sentry Force Services LLC for a period of six (6) months.

Background

In an effort to improve the safety and security of our residents, the Richmond Redevelopment and Housing Authority (RRHA) seeks to provide armed security guard services for all RRHA properties. Armed security shall safeguard and protect people and property or deter theft, loss, or concealment of any tangible or intangible personal property on the RRHA premises.

Sample duties will include complete patrols of assigned communities in their entirety, on foot or vehicle assisted; prevent or deter theft and destruction of RRHA property; respond to and physically check all alarms, secure areas, and report; ensure the security of all Authority buildings on the assigned property; report any unsafe conditions requiring attention or repair; provide written incident reports and electronic logs; notify RRHA Public Safety personnel and outside authority when the situation requires immediate attention outside of security officer’s

ability; respond to emergency calls on the site; call 911 for any situation which requires immediate assistance from police, fire, or rescue.

RRHA is procuring this service through a cooperative purchase. The Procurement Policy allows RRHA to make cooperative purchases from pre-approved industry partners across jurisdictions. Sentry Force Security, LLC was awarded an Armed Guard Security Service contract by PRHA in 2025. The contract will be renewed for an additional year by July 31, 2026, extending the end date to July 30, 2027. RRHA is utilizing the terms and conditions of the PRHA contract for this purchase.

RRHA is currently under contract with Sentry Force Security, LLC, through a cooperative agreement issued by the Norfolk Redevelopment and Housing Authority (NRHA). However, this contract expires in July and is out for solicitation; therefore, it is ineligible for a cooperative agreement.

Section 3 Compliance

Sentry Force Security LLC is based in Fairfax, VA. They have agreed to comply with the requirements of Section 3.

Policy Considerations

The recommended action follows applicable HUD procurement regulations, the Virginia Public Procurement Act, and RRHA Policy.

Recommendation

Staff recommends the adoption of a resolution authorizing Steven Nesmith, Chief Executive Officer, or his designee, to enter into a cooperative agreement with PRHA to obtain the services of Sentry Force Services, LLC to provide armed security services on all RRHA property.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: July 15, 2026

Resolution No. 2026-23

TITLE: RESOLUTION APPROVING THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY AND PORTSMOUTH REDEVELOPMENT AND HOUSING AUTHORITY TO SECURE THE SERVICES OF SENTRY FORCE SECURITY, LLC TO PROVIDE ARMED SECURITY SERVICES TO ALL RRHA PROPERTIES, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE THE CONTRACT ON BEHALF OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

RESOLUTION:

WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") requires armed guard security services at its communities and properties (the "Services");

WHEREAS, RRHA is currently receiving armed guard security services from Sentry Force Security, LLC pursuant to a cooperative agreement based on a contract issued by the Norfolk Redevelopment and Housing Authority ("NRHA"); however, the NRHA contract is scheduled to expire in July 2026 and is currently being resolicited, preventing its continued use under RRHA's existing cooperative procurement contract;

WHEREAS, Sentry Force Security, LLC currently provides similar services pursuant to a competitively procured contract with the Portsmouth Redevelopment and Housing Authority ("PRHA");

WHEREAS, RRHA has determined that it is in its best interest to procure the Services through a cooperative purchasing arrangement utilizing the terms and conditions of the PRHA contract with Sentry Force Security, LLC; and

WHEREAS, pursuant to RRHA's Procurement Policy, the Board of Commissioners of RRHA must take official action to approve the contract and authorize the Chief Executive Officer to execute such agreement;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment and Housing Authority that the Chief Executive Officer, or his designee, is hereby authorized to negotiate, execute, and administer a cooperative agreement and any related documents with Sentry Force Security, LLC for the provision of armed guard security services for a term of six (6) months.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the total amount payable under the agreement shall not exceed Five Hundred Thousand Dollars (\$500,000.00), unless otherwise authorized by subsequent action of the Board of Commissioners.

Recommended by: Steven Nesmith Date June 25, 2026
Chief Executive Officer

COMMISSIONERS' ACTION

RESOLUTION #: 2026-23

☐ Approved _____
Date

☐ Disapproved _____
Date

☐ Tabled _____
Date

☐ Withdrawn _____
Date

SIGNED:

Eddie L. Jackson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.				
Charlene Pitchford				
Dyanne Broidy				
Kyle R. Elliott				
Barrett Hardiman				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Harold Parker, Jr.				

**Richmond Redevelopment and Housing Authority
Board Resolution Packet
Certification of Funding Availability**

☒ **APPLICABLE**
☐ **NOT APPLICABLE** (*If checked, do not complete form*)

Resolution #: 2026-23

Resolution Title: Approval of executing a cooperative agreement between Richmond Redevelopment and Housing Authority and Portsmouth Redevelopment and Housing Authority to enter into a contract with Sentry Force Services LLC.

Funding Request

Funding is needed to continue providing armed guard security services at all RRHA properties.

Funding Source(s):	Amount(s)
Operating	\$ <u>500,000.00</u>
Capital (Account #)	\$ _____
_____	\$ _____
TOTAL	\$ <u>500,000.00</u>
If applicable-	
Amount of previous contract	\$ <u>1,000,000.00</u>
Amount expended through [date]	\$ <u>692,153.69</u>

I David Rekas certify that the funds to be expended in relation to
Print Name [Chief Financial Officer or Budget Officer]

this resolution are available in the RRHA budget.

David S. Rekas
Chief Financial Officer or Budget Officer
Signature

06/25/2026
Date