

MINUTES OF THE MEETING OF THE
MINORITY CONTRACTING AND SECTION 3 COMMITTEE MEETING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR
IN RICHMOND, VIRGINIA
ON APRIL 8, 2024, 5:30 p.m.

Minority Contracting & Section 3 Members In Attendance

Harold Parker, Jr. Committee Chair
Eddie L. Jackson, Jr., Commissioner
Barrett Hardiman, Commissioner
Charlene Pitchford, Vice Chair, Board of Commissioners
Veronica G. Blount, Commissioner

RRHA Staff In Attendance

Steven Nesmith, Chief Executive Officer
Kenyatta Green, Senior Vice President, Affordable Housing
Precious Washington, Senior Vice President, Chief Financial Officer
Colene Orsini, Vice President, Procurement & Contract Administration
Tonise Webb, Associate Lead Counsel & Chief Compliance Officer
Ralph Stuckey, Vice President Resident Services
Alicia Garcia, Vice President, Real Estate & Community Development
Pamela Thompson, Executive Assistant to the Senior VP-CFO

Guest Attendees

Beth Kenan, TCB
Grace Washington, J&G
Pete Price, Fall Line

In Attendance via GoTo

Mike Kelly, Chief Operating Officer
Joe Sarver, Senior Vice President of Maintenance Operations
Juan Powell, TCB

Call To Order, Harold Parker, Jr.

Chair Harold Parker, Jr. called the meeting to order with Tonise Webb serving as General Counsel. A quorum was established.

Approval of Minutes

The Minutes from the March 11, 2024, Minority Contracting and Section 3 Committee Meeting were approved.

Motion: (Hardiman/Jackson) Move to adopt the Minutes from the March 11, 2024, Minority Contracting and Section 3 Committee Meeting.

Motion Carried Unanimously

MBE/Section 3 Monthly Participation Report, Colene Orsini

- Participation as at 32.5 (goal 30%).
 - Women's: 11.49 (goal is 10%).
 - Section 3: 26.36% (goal is 10%).

Creighton Court Project/Community Builders/KBS, Steven Nesmith, Beth Kenan, KBS, Grace Washington, J&G

CEO Nesmith talked about the event for the announcement of the Creighton Court where the City was there, all partners were there, tenants were there and how moving it was and that now people can actually see things being done. Mr. Nesmith also said that he wanted to bring the developers back to have more specificity and a follow-up from the last meeting on where things are and where they will be going. Mr. Juan Powell (TCB) was recognized for his wonderful historical speech.

Creighton Court Project Phase A, as of 04/03/2024

- MBE goal is 30% and is at 36%.
- WBE goal is 10%, and is at 5%.
- Small business goal is 5% and is at 65%.

Creighton Court Infrastructure in Phase A & Section 3 hiring

- Infrastructure had 6 applicants with 2 hires (none were RRHA residents, no women and no youth).
- Framing had 8 applicants with 4 hires (2 were RRHA residents, one woman, on youth).
- Electrical interviews have been held, data information is not available yet.
- Total of 9 hires for the project.

- The source for applicants is primarily flyers distribution. A survey was performed, and it was found that the best communication with the residents is with door-to-door engagement. Work is also done with community partners and with property management.

Discussion was had concerning who is the current electrical contractor and framing contractor and that these current contractors are committed to hiring residents and will continue to hire residents. It was also discussed what the life of the project at Creighton will be and what opportunities that will bring for hiring. This project will be many phases and years and will hopefully bring in more hires and also keep current ones.

Discussion concerning Phase B so there is an event scheduled for April 23rd, 2024, 10:00 to 1:00 at the J&G offices for an opportunity for people to come and hear about how they can be a part of it. This will hopefully bring in more MBE's and minorities in so they can understand what is available, what the requirements are and to make things very clear. Repercussions were discussed if the contractors, subcontractors are not following guidelines and that would just be that they would not be allowed to participate in the future. There is new language in the contracts along these lines and the new Chief Compliance Officer will get those reports back and those will be communicated back to all contract vendors. The fact that some minority business owners don't have the capital funds to get contracts was also discussed and is a problem. There may be some upcoming grants that will help these folks out that may not ever be able to get loans. Subcontractor outreach events are very successful to get information out there. A major problem for Contractors/subcontractors is payment. They are not getting paid in a timely manner and therefore cannot pay their suppliers for materials, etc. and this is a big problem. The process and steps are different depending on the financing sources.

Youth involvement was also discussed and how important it is and doing things such as contacting the local technical centers, high schools, etc. to bring in more youth to give them an opportunity and set them up for possible future employment. Getting information out there at places where parents go, having popup shops so to speak at places such as sports games, churches, etc. will help to get information out.

Just meeting people where they're at to get the information out there and also getting the contractors/subcontractors paid timely is of great importance.

Follow-up Discussion Reporting Public Section 3 Residents and Youth/landscaping at new and existing RRHA Developments, Ralph Stuckey

Mr. Stuckey spoke about the idea of working with partners such as Fall Line to get kids involved in projects such as landscaping technology and design and allowing them to learn and be involved with process. Classes were held for several months, and Mr. Price (Fall Line) worked with the kids as well on several occasions. This is a big vision of Mr. Nesmith with the RDC and funds to bring this to fruition is being sought after. Along with Mr. Price, the kids finished the landscaping at the Calhoun Center and it looks amazing. We must create pathways for the families and young people. Some kids were also introduced to maintenance, and some spent 40 hours working and actually got paid and some will actually have an opportunity in a maintenance position. Mr. Price spoke to the committee and explained the process from beginning to end with the kids regarding the architecture program/planting, etc. that he worked with them on.

Closing Remarks/Round Table/Hilton Hotel meeting with MBE/WBE Companies, Steven Nesmith

A follow-up session is going to be had online with people that attended the precious event at the Hilton. This follow-up session is going to further guide and help provide MBE/WBE with any further information they need to put them in a position to be able to bid on work and help them file any necessary paperwork to set them up for future bidding possibilities. It will be kind of hand holding them through the process. Emails and communications will be sent out regarding this online event in an effort to make everyone aware of this follow-up meeting to the previous Hilton event. There was concern that some may not have access to computers to attend this meeting, however it was expressed that phones could access the Zoom link as well.

Ms. Green spoke about the internship program that she is heading up where she had 10 students sign up and are still hanging in there. This program is in conjunction with J. Sargent Reynolds Community College. They are learning plumbing, HVAC, electrical, OSHA regulations, etc. and also receiving state certifications and are currently filling current maintenance positions.

Mr. Nesmith spoke about how this would be included in the upcoming budget talks to make sure these types of programs can continue through RRHA.

Next Meeting Date

May 13, 2024, 5:30 p.m.

Adjournment

Chair Parker adjourned the meeting as there was no further discussion.