

COMMISSIONERS' REGULAR BOARD MEETING

*April 17, 2024*

**Resolution(s) Passed:**

24-06 Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Gibraltar Construction Co. Inc. to provide rehabilitation for our 1920 Stonewall Ave. location and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

**MOTION:** (Hardiman/Blount) Move to Adopt Resolution #1

**VOTE: Aye:** Blount, Broidy, Elliott, Hardiman, Lewis, Parker, Pitchford

**ABSTAIN:** None

**ABSENT:** Jackson, Johnson

24-07 Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Gibraltar Construction Co. Inc. to provide rehabilitation for 700 South Lombardy and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

**MOTION:** (Hardiman/Elliott) Move to Adopt Resolution #2

**VOTE: Aye:** Blount, Broidy, Elliott, Hardiman, Lewis, Parker, Pitchford

**ABSTAIN:** None

**ABSENT:** Jackson, Johnson

24-08 Resolution approving the bulk purchase of stoves and refrigerators by the Richmond Redevelopment and Housing Authority from Lowes Pro Services and authorizing the Chief Executive Officer to execute the Purchase Order on behalf of Richmond Redevelopment and Housing Authority

**MOTION:** (Hardiman/Lewis) Move to Adopt Resolution #3

**VOTE: Aye:** Blount, Broidy, Elliott, Hardiman, Lewis, Parker, Pitchford

**ABSTAIN:** None

**ABSENT:** Jackson, Johnson

MINUTES OF THE REGULAR MEETING  
OF THE COMMISSIONERS OF  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
HELD AT 600 EAST BROAD STREET  
IN RICHMOND, VIRGINIA  
ON WEDNESDAY, APRIL 17, 2024

**Board of Commissioners**

**In Attendance**

Veronica Blount  
Barrett Hardiman  
Dyanne Broidy  
Kyle R. Elliott  
Edward L. Jackson, Jr.  
Gregory Lewis  
Harold Parker  
Charlene Pitchford, Vice Chair

**Commissioners Attending Virtually**

W. R. “Bill” Johnson, Jr., Chair

**RRHA Staff:**

Steven Nesmith, Chief Executive Officer  
Gerald Carter, Counsel

**Call to Order**

Vice Chair Charlene Pitchford called the meeting to order at 5:36 p.m. A quorum was established.

**Remote Participation:**

Chair W. R. “Bill” Johnson participated in the April 17, 2024 board meeting from his home in Richmond, VA remotely for personal reasons.

***Motion: (Hardiman/Jackson) Move to allow Chair W.R. “Bill” Johnson to participate in the April 17, 2024 Board of Commissioners meeting remotely.***

**Motion Carried Unanimously**

**Absent: Blount**

### **Approval of Minutes**

The Minutes from the *March 20, 2024 Regular Board of Commissioners Meeting*, were approved.

**Motion: (Jackson/Hardiman) Move to adopt the Minutes from the  
March 20, 2024 Regular Board of Commissioners Meeting**

**Motion Carried Unanimously**

**Absent: Blount**

*Note: Commissioner Veronica Blount arrived at the meeting at 5:50 p.m. after the minutes were voted on.*

### **Citizens' Comment Period**

Patrice Shelton addressed the Board of Commissioners to express appreciation to the RRHA staff for their efforts in assisting the residents and youth in public housing.

### **Chair Updates**

Chair Johnson thanked board members and staff for the work that they have been doing for RRHA.

### **Vision for the Redevelopment of Gilpin and the Calhoun Center**

The Honorable Ann Frances Lambert shared her vision for the redevelopment of Gilpin and the Calhoun Center. Her vision for the Calhoun Center is to develop safe spaces for the youth of the community to feel safe and provide a place for them to express themselves through use of technology, music and social media. Councilwoman Lambert is very excited to be working with RRHA to help advocate for these neighborhoods and for stepping up and making things happen in the communities.

### **Transfer of the Calhoun Center from RRHA to the City of Richmond**

Deborah Morton, Deputy Director with the City of Richmond Department of Parks, Recreation and Community Facilities provided an update on the transfer of the Calhoun Center from RRHA to the City of Richmond. She expressed excitement

about the Calhoun Center and will continue collaborations with partners to bring the Calhoun Center back to a wonderful place for the community and provide programs and activities not just for the youth but also the adults and seniors.

Approval for the Calhoun Center disposition was received in January 2024. In conjunction with the City of Richmond, a plan is being compiled to address issues such as safety, transportation, housing, economic development and human services. Redevelopment of the park adjacent to the Calhoun Center as well as reimagining the Calhoun Center is being undertaken between RRHA and the City of Richmond Parks and Recreation.

Mr. Tariq Rasheed spoke about his experience with the Calhoun Center when he was a youth. He has many fond memories of the Calhoun Center and wishes it will again be the same for the community.

### **Term Sheet/HRI Developer for Gilpin**

Jeff Lines with TAG Associates provided an update on the Term Sheet with HRI and RRHA for Gilpin. He thanked HRI for working with them in developing the Term Sheet which embodies key elements that are critical to RRHA, the community and HRI.

- The project will move forward even if we do not receive a Choice Neighborhood Initiative Implementation grant.
- HRI has committed to provide all of the services that they can provide within their firm for the creation of the application and the housing plan. They will work constructively and collaboratively with RRHA to achieve any rezoning and other entitlements necessary for the plan and will assist in securing financial commitments and leverage the resources required to do a successful plan.
- At the end of the compliance period, the development will be returned to full public control. RRHA will be granted for the project a purchase option and right of first refusal at the end of the compliance period.

### **HRI Developer for Gilpin**

Josh Collen, President of HRI provided an update on HRI. HRI got its start doing large scale, adaptive re-use of historic buildings. They do design, development, property management and long-term ownership. There are two sides to the company; the apartment side and the mixed-use, mixed-income side, which is HRI Communities. He presented information on previous sites that his company has done.

**Motion: (Parker/Blount) Move to approve Gilpin Court CNI Business Terms between HRI Communities and RRHA or any Designated Affiliate of RRHA**

**Motion Carried Unanimously**

**Absent: Jackson, Johnson**

### **CEO and Agency Updates**

A brief moment of silence was held for those who passed away in the Big 6 communities in the last two weeks.

CEO Steven Nesmith provided the following updates.

*HUD Visit to RRHA.* HUD visited RRHA on April 23, 2024 to highlight the accomplishments of the Authority.

*Modernization of Senior Sites.* All senior sites in the Big 6 will be modernized.

*\$3 Million RRHA Aged Receivables.* Staff is working on the Eviction Prevention plan, Lease Enforcement plan and the plan to reduce the \$3 million debt. Staff will present these plans to the Board of Commissioners during the May 21, 2024 meeting. The evictions have been put on pause to allow staff to re-evaluate the residents' ledgers.

### **Committee Updates**

The *Real Estate and Community Development Committee* met on April 9, 2024. Alica Garcia, Deputy Director of Real Estate and Community Development provided an update on the following items.

- Request for Funding to the City of Richmond.
- Development Strategy for 400 East Grace Street and Fay Towers.
- Creighton Court.

- Phase B of Creighton.

The *Administration and Finance Committee* met on April 15, 2024. Precious Washington, Senior Vice President and Chief Financial Officer provided an update on the following items.

- February 2024 Financial Update.
- RDC Financials
- Cost Saving Initiatives.
- FY 2025 Budget Kick-off.
- Departmental Training.
- Agency Vacancies.
  - Reed Jonson has been hired as the new Deputy Director of HR. He will assist with building better processes to improve employee relations.
- IT Update.
- Procurement Update.

Discussion: CFO Washington thanked Commissioner Blount for making a suggestion on the format of the finance report.

It was also noted that Commissioner Gregory Lewis has been appointed as the chair of the Administration-Finance Committee meeting.

The *Property Management Committee* met on April 11, 2024. Kenyatta Green, Senior Vice President of Affordable Housing provided an update on the following items.

- Lease enforcement.
- Department Updates and Goals.
  - Partnership with the Richmond Department of Social Services.
  - Occupancy Update.
  - Tenant Selection.

She thanked the Resident Services team for all of the work that they are doing and mentioned that 4 youth received VAHCDO scholarships.

The *Minority Contracting and Section 3* met on April 8, 2024. Commissioner Harold Parker provided an update on the following items.

- Section 3 Line.
- Goods Line.
- Meet and Greet event that was held in April. Where do we go from here?

The *Governance Committee* did not meet during the month of April 2024.

### **Resolutions**

***Agenda Item No. 1*** – Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Gibraltar Construction Co. Inc. to provide rehabilitation for our 1920 Stonewall Ave. location and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

**(24-06) WHEREAS**, the Richmond Redevelopment and Housing Authority (“RRHA”) seeks to enter into a contract with Gibraltar Construction Co., Inc. to provide rehabilitative services at our 1920 Stonewall Ave. Senior Site; this agency has recognized that this senior facility requires renovation to better meet the needs and expectations of our residents and adhere to regulatory standards.

**WHEREAS**, the solicitation for this project was conducted following HUD Procurement guidelines, Virginia State policies, and RRHA policies. A total of two bids were received in response to this solicitation and one was deemed non-responsive.

**WHEREAS**, after reviewing the response received by Gibraltar Construction Co., Inc. it was deemed responsible and responsive, therefore they are the anticipated awardee for this contract;

**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, in his capacity as Chief Executive Officer, is authorized to approve the contract to Gibraltar Construction Co., Inc. This contract will be for a not to exceed total of \$3,465,127.50.

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

**Motion Carried Unanimously**

**Absent: Jackson, Johnson**

*Agenda Item No. 2* – Resolution approving the contract between the Richmond Redevelopment and Housing Authority and Gibraltar Construction Co. Inc. to provide rehabilitation for 700 South Lombardy and authorizing the Chief Executive Officer to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

**(24-07) WHEREAS**, the Richmond Redevelopment and Housing Authority (“RRHA”) seeks to enter into a contract with Gibraltar Construction Co., Inc. to provide rehabilitative services at our 700 South Lombardy Senior Site; this agency has recognized that this senior facility requires renovation to better meet the needs and expectations of our residents and adhere to regulatory standards.

**WHEREAS**, the solicitation for this project was conducted following HUD Procurement guidelines, Virginia State policies, and RRHA policies. A total of two bids were received in response to this solicitation and one was deemed non-responsive.

**WHEREAS**, after reviewing the response received by Gibraltar Construction Co., Inc. it was deemed responsible and responsive, therefore they are the anticipated awardee for this contract;

**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, in his capacity as Chief Executive Officer, is authorized to approve the contract to Gibraltar Construction Co., Inc. This contract will be for a not to exceed total of \$3,241,984.00.

**Motion: (Hardiman/Elliott) Move to adopt Resolution #2**

**Motion Carried Unanimously**

**Absent: Jackson, Johnson**



**Agenda Item No. 3** – Resolution approving the bulk purchase of stoves and refrigerators by the Richmond Redevelopment and Housing Authority from Lowes Pro Services and authorizing the Chief Executive Officer to execute the Purchase Order on behalf of Richmond Redevelopment and Housing Authority

**(24-08) WHEREAS**, the Richmond Redevelopment and Housing Authority (“RRHA”) solicited quotes from three vendors to provide pricing for the bulk purchase of stoves & refrigerators to support the vacancy reduction project that is in connection with the Capital Improvement Program; and the Purchase Order will be entered into in an amount not to exceed \$524,365.65.

**WHEREAS**, these services were solicited following HUD Procurement Guidelines, the Virginia Public Procurement Act, and RRHA Policies;

**WHEREAS**, a total of three quotes were received from different vendors who all hold OMNIA Contracts;

**WHEREAS**, Lowes Pro was recognized as the lowest bidder; and,

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

**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 purchase of bulk appliances in support of its vacancy reduction project that also correlates with the Capital Improvement Program from Lowes Pro Services. This purchase will cost \$524,365.65 with an anticipated rebate of \$36,724.50 at the end of 2024.

**Motion: (Hardiman/Lewis) Move to adopt Resolution #3**

**Motion Carried Unanimously**

**Absent: Jackson, Johnson**

**Adjournment**

There being no further business, the meeting adjourned at 8:19 p.m.

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Chairman

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Chief Executive Officer/Secretary