

MINUTES OF IN PERSON MEETING OF THE  
REAL ESTATE AND COMMUNITY DEVELOPMENT COMMITTEE MEETING  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
AT 600 EAST BROAD STREET  
5TH FLOOR CONFERENCE ROOM  
IN RICHMOND, VIRGINIA  
TUESDAY, SEPTEMBER 10, 2024, 5:30 p.m.

**Board of Commissioners**

**In Attendance**

Eddie Jackson, Jr., Chair  
Harold Parker, Jr., Commissioner  
Kyle Elliott, Commissioner

**RRHA Staff**

Steven Nesmith, Chief Executive Officer  
George Martin, Lead Counsel  
Gerald Carter, Counsel  
Kimberly Cole, Chief of Staff  
Colene Orsini, VP of Procurement.  
Douglas “DJ” Mulkey, Interim VP of Real Estate and Community Development  
Don Mullins, VP of Capital Projects  
Logan McClary, Executive Assistant of Real Estate  
Christie Smith, Home Ownership Coordinator  
Benjamin Walker, TAG Associates  
Patrick Baisi, Associate Counsel

**Virtual Attendance**

Charlene Pitchford, Commissioner  
Barrett Hardiman, Commissioner  
Mike Kelly, COO

**Call To Order**

Chair, Eddie Jackson called the meeting to order at 5:30 p.m. and in-person quorum was established.

**Approval of Minutes**

**Motion (*Parker/Elliott*) to allow approval of the July 9, 2024 minutes.**

**Vote (Aye): Jackson, Parker, Elliott.**

**Motion Carries Unanimously.**

### **Citizens Comment Period**

*Daniel Howard* spoke about how blessed he was to help bring change to the affordable housing community and also wanting to bring to residents' door to door the home ownership possibilities just as was done with the last chance repayment agreement.

### **Chair Updates**

*CEO Nesmith* discussed a big announcement concerning homeownership in partnership with Bank of America that will be made before October 15th, 2024.

### **Real Estate Department Updates**

*Creighton Court* – Vertical construction continues on Phase A with infrastructure. Closing on Phase B is forthcoming.

*Gilpin Court* – The CNI Planning Grant period ended. The Real Estate Department will be working with the Communications Department to make sure residents, and all partners involved are kept informed.

*Mosby Court* – Meeting is planned with the city with the planning department, public works and public utilities and public works to ensure everything is in place.

*Fay Towers* – A physical needs assessment needs to be performed and brought up to date. The 73 lots available for the build first strategy can moved on quickly.

*400 E. Grace Street* – A meeting was had with developers and asked for final best offers and these needs to be rated and ranked to bring something to the board and committee at a later date.

*Nine Mile Lots* – Work is being done with Markel Development and meetings are being held every 2 weeks with the developer for updates. A preliminary timeline/schedule is being developed.

*Jackson Place* – A revised timeline is being developed to keep moving forward.

*Brooklyn Park Boulevard* – Chair Johnson inquired about the possibilities for Brooklyn Park Boulevard and Mr. Nesmith advised there have been preliminary talks and will be discussed at the board meeting next month.

*Blackwell Redevelopment Project/Maggie Walker* – Work is continuing to move forward with this project as there are a lot of moving parts and updates will continue going forward. This is where land trusts come into play and would help with homeownership for some folks.

*Senior Sites* – Don Mullins discussed the change order for Lombardy due to the age of the buildings and some unforeseen items that were not seen until actually getting into the inner workings of the building.

*Stonewall* – Meetings were held with resident councils and will now go floor by floor with meetings as relocation begins it will be done floor by floor. Residents were all informed at the meeting about this process and questions were answered.

*Welcome to Patrick Baisi* – CEO Nesmith welcomed Patrick Baisi to RRHA and expressed that he would make great contributions to the staff.

### **Adjournment**

Chair Jackson adjourned the meeting at 6:47 p.m.