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**Chief Executive Officer**

Steven B. Nesmith

**Board of Commissioners**

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

# AGENDA

## RRHA Board of Commissioners Meeting

|                          |                 |
|--------------------------|-----------------|
| Date: September 18, 2024 | Time: 5:30 p.m. |
|--------------------------|-----------------|

- I. Call to Order | W.R. "Bill" Johnson, Chair
- II. Establish Quorum | Board of Commissioners
- III. Approval of Minutes | Board of Commissioners
  - June 3, 2024 Special Meeting
  - June 18, 2024 Regular Meeting
  - June 21, 2024 Special Meeting
  - July 29, 2024 Special Meeting
- IV. Citizens' Comment Period | General Public
- V. Chair Updates | W.R. "Bill" Johnson, Chair
- VI. CEO and Agency Updates | **Steven Nesmith, Chief Executive Officer**
  - Presentation on Restructuring the RDC | **Jeff Lines, President, TAG Associates**
  - Reform and Advance RRHA's Tax-Exempt Conduit Bond Financing Opportunities to Generate Revenue (and issue RRHA Housing Revenue Bonds) | **Steven Nesmith, Chief Executive Officer**
  - MBE/DBE Board Priority and Accomplishment | **Steven Nesmith, Chief Executive Officer | Grace Washington, J&G Workforce Development, LLC**
    - Royal Flush Plumbing Awarded Significant Sub-Contract from KBS General Contractor on the Crieghton Phase B Project
  - Moving TSO / Call Center / HCVP back to 918 Chamberlayne Parkway | **Steven Nesmith, Chief Executive Officer | Fatimah Smothers-Hargrove, Vice President of HCVP & TSO**
  - Results of Compassion Action – Last Chance Repayment Agreement and Next Steps | **Steven Nesmith, Chief Executive Officer | Charles Williams, Assistant Vice President | Pamela Kearney, Assistant Vice President of Public Housing Operations**
  - FY2025 Budget Presentation | **Precious Faust, SVP and Chief Financial Officer**

*"Building Communities. Changing Lives." is the vision of the Richmond Redevelopment and Housing Authority. RRHA is Virginia's largest public housing authority serving over 10,000 residents and managing nearly 4,000 units through the public housing program. RRHA provides subsidized housing assistance to more than 3,000 families and is a catalyst for quality affordable housing and community revitalization. For more information about RRHA programs and objectives, visit [rrha.com](http://rrha.com), or keep up with us on social media: [Facebook](#), [Twitter](#), [Instagram](#) or [LinkedIn](#).*



VII. Committee Updates

- Real Estate | **Commissioner Eddie Jackson, Jr.**
  - Summary Report | **Jeff Lines, President of Tag and Associates**
- Administration and Finance | **Commissioner Gregory Lewis**
  - Summary Report | **Precious Washington, Senior Vice President and Chief Financial Officer**
- Property Management and Assisted Housing | **Commissioner Charlene Pitchford**
  - Summary Report | **Charles Williams, Assistant Vice President**
- Governance | **Commissioner Kyle Elliott**
  - Summary Report | **Tonise Webb, Assistant Lead Counsel**

VIII. Resolutions | Board of Commissioners

1. Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$108,611,528 for the Fiscal Year Ending September 30, 2025. See Exhibit A.
2. Resolution approving the Change Order for Contract #IFB-2024-02 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
3. Resolution approving a contract for armed guard security services between Richmond Redevelopment and Housing Authority and Sentry Force Security, LLC, and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority
4. Resolution approving a contract for armed guard security services between Richmond Redevelopment and Housing Authority (RRHA) and American Security Group, LLC, and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority
5. Resolution approving two separate contracts for on-call HVAC and Boiler Maintenance and Repair services between Richmond Redevelopment and Housing Authority (RRHA) and Retrofit Services, Inc. and Plumber Near Me, Inc., and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority
6. Resolution approving revisions to RRHA's Procurement Policy and recommending adoption of the same
7. Resolution adopting Revisions to RRHA's Bylaws

IX. Closed Session

X. Adjourn



**SPECIAL NOTES FOR VIRTUAL PARTICIPATION:**

Members of the public may participate in this meeting in real-time (except during closed session) through either of the following methods:

- On any Internet-enabled device, navigate to <https://meet.goto.com/609564741> at the scheduled meeting time.
- On any telephone, dial 1 (646) 749-3122 at the scheduled meeting time and enter access code 609-564-741#. For audio pin, press #.

To register to speak during the Citizens' Comment Period, please visit <https://fs23.formsite.com/rrhaforms/form1/index.html>. Timely registration in accordance with RRHA's Bylaws is required. Registered speakers must attend the meeting through GoToMeeting or by phone to deliver comments. Written comments will not be accepted in advance. **The deadline to sign up to speak is noon (12 p.m.), September 18, 2024.**