

COMMISSIONERS' SPECIAL BOARD MEETING

*June 21, 2024***Resolution(s) Passed:**

- 24-15 Resolutions regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction and Equipping of the (I) approximately 128-Unit Walmsley Senior Multifamily Housing Facility and (II) approximately 216-Unit Walmsley Gardens Multifamily Housing Facility, each located In the City of Richmond, Virginia

MOTION: (Johnson/Blount) Move to Adopt Resolution #1**VOTE: Aye:** Blount, Broidy, Hardiman, Jackson, Johnson, Lewis, Parker, Pitchford**ABSTAIN:** None**ABSENT:** Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #1 was voted on.

- 24-16 Resolution of the Richmond Redevelopment and Housing Authority accepting Rubino & Company's Independent Auditor's Report for the fiscal year ended September 30, 2023

MOTION: (Lewis/Blount) Move to Adopt Resolution #2**VOTE: Aye:** Blount, Broidy, Hardiman, Johnson, Lewis, Parker, Pitchford**ABSTAIN:** None**ABSENT:** Elliott, Jackson

Note: Commissioners Kyle Elliott and Eddie Jackson stepped away from the meeting before Resolution #2 was voted on.

- 24-17 Resolution approving a contract for the Litter Removal Services between Richmond Redevelopment and Housing Authority and The BA Construction and Financial Group, Inc. and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Parker/Blount) Move to Adopt Resolution #3**VOTE: Aye:** Blount, Broidy, Hardiman, Jackson, Johnson, Lewis, Parker, Pitchford**ABSTAIN:** None**ABSENT:** Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #3 was voted on.

- 24-18 Resolution approving a contract for the Relocation Services between Richmond Redevelopment and Housing Authority and Wise Movers, LLC. and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Lewis/Broidy) Move to Adopt Resolution #4**VOTE: Aye:** Blount, Broidy, Hardiman, Jackson, Johnson, Lewis, Parker, Pitchford**ABSTAIN:** None**ABSENT:** Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #4 was voted on.

- 24-19 Resolution approving a contract for Backhoe Leasing between Richmond Redevelopment and Housing Authority and John Deere Construction Retail Sales and authorizing the Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Pitchford/Jackson) Move to Adopt Resolution #5
VOTE: Aye: Blount, Broidy, Hardiman, Jackson, Johnson, Lewis, Parker, Pitchford
ABSTAIN: None
ABSENT: Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #5 was voted on.

- 24-20 Resolution approving the modification of contracts for General Legal Services between the Richmond Redevelopment and Housing Authority and McGuire Woods, LLP/Harrell & Chambliss, LLP and Spotts Fain PC and authorizing the Chief Executive Officer to execute the Contract modifications on behalf of Richmond Redevelopment and Housing Authority

MOTION: (Jackson/Blount) Move to Adopt Resolution #6
VOTE: Aye: Blount, Broidy, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
ABSTAIN: None
ABSENT: Lewis

Note: Commissioner Gregory Lewis left the meeting at 3:25 p.m. before Resolution #6 was voted on.

- 24-21 Resolution Approving the Richmond Redevelopment & Housing Authority the Public Housing Agency Annual Plan, Administrative Plan for the Housing Choice Voucher Program, and the Public Housing Admissions and Continued Occupancy Plan for Fiscal Year 2024-2025; the Public Housing Agency Five-Year Plan for Fiscal Year 2025-2029; and the Capital Fund Program Five-Year Action Plan for Fiscal Year 2022-2026 for Submission to the Department of Housing and Urban Development

MOTION: (Pitchford/Blount) Move to Adopt Resolution #7
VOTE: Aye: Blount, Broidy, Elliott, Hardiman, Jackson, Johnson, Parker, Pitchford
ABSTAIN: None
ABSENT: Lewis

Note: Commissioner Gregory Lewis left the meeting at 3:25 p.m. before Resolution #7 was voted on.

MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR BOARDROOM
IN RICHMOND, VIRGINIA
ON FRIDAY, JUNE 21, 2024 AT 2:00 P.M.

Board of Commissioners

In Attendance

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

Commissioners Attending Virtually

Barrett Hardiman

W. R. "Bill" Johnson, Jr., Chair
Harold Parker

RRHA Staff:

Steven Nesmith, Chief Executive Officer
Precious Faust, Senior Vice President and Chief Financial Officer
Colene Orsini, Assistant Vice President of Procurement and Contract Administration
Tonise Webb, Associate Lead Counsel
Charles Williams, Assistant Vice President
Gerald Carter, Counsel

Call to Order

Vice Chair Charlene Pitchford called the meeting to order at 2:07 p.m. A quorum was established.

Remote Participation:

Chair W. R. "Bill" Johnson participated in the June 21, 2024 special board meeting from his home in Richmond, VA remotely for medical reasons.

Commissioner Hardiman participated in the June 21, 2024 special board meeting from Richmond, VA remotely for personal reasons.

Commissioner Harold Parker participated in the June 21, 2024 special board meeting while traveling in Richmond, VA remotely.

***Motion: (Pitchford/Lewis) Move to allow Chair W.R. "Bill" Johnson,
Commissioners Barrett Hardiman and Harold Parker, Jr. to participate in the
June 21, 2024 Special Board of Commissioners meeting remotely.***

Motion Carried Unanimously

Approval of Minutes

The Minutes from the *March 25, 2024 Board of Commissioners Work Session, April 17, 2024 Regular Board of Commissioners Meeting, May 21, 2024 Regular Board of Commissioners Meeting and May 28, 2024 Special Board of Commissioners Meeting* were approved.

Motion: (Jackson/Lewis) Move to adopt the Minutes from the March 25, 2024 Board of Commissioners Work Session, April 17, 2024 Regular Board of Commissioners Meeting, May 21, 2024 Regular Board of Commissioners Meeting and May 28, 2024 Special Board of Commissioners Meeting
Motion Carried Unanimously

Citizens' Comment Period

No citizens were signed up to speak.

FY 2023 Audit Presentation

Alan Kitchen with Rubino and Company provided the following update on RRHA's FY 2023 Audit.

- RRHA's independent audit was conducted by Rubino and Company for the fiscal year ending September 30, 2023.
- The audit team noticed major improvements related to the responsiveness of staff and the overall audit compared to last year. The agency's staff is now engaged and is inspired to help with RRHA's forward progress to continued improvements and efficiencies.
- The FY 2023 financial audit resulted in the removal of two previous audit findings: (1) inadequate controls over financial reporting (material weakness) and (2) late submission of financial statements to FAC and REAC (significant deficiency).
- The auditors found issues with income verification files for the public housing program. The Single Audit Report on compliance will express that RRHA has complied in all material respects with the compliance requirements relating to its major federal programs.
- Due to timing issues of when the audit is due to HUD, the FY 2023 audit will result in a modified opinion. This is a technical issue as The Virginia Retirement System (VRS) actuarial data will not be audited until after the submission deadline to HUD. Other than changing the agency's fiscal year, there is no way to overturn this and is beyond the agency's control. The agency has a pathway to update the audit opinion once the VRS audit results are in.

Discussion:

Commissioner Lewis asked staff to provide the audit report to the Board of Commissioners for review at least one week before the board is asked to vote and approve the report. SVP Faust informed the Commissioners that going

forward, the draft audit report will be submitted to the Administration and Finance Committee for their review during their May committee meeting.

In addition, SVP Faust thanked the Finance staff for their efforts and commitment during this year's audit review.

Committee Updates

The *Real Estate and Community Development Committee* met on June 11, 2024. CEO Steven Nesmith provided an update on the following items.

- Request for Proposal for 400 East Grace Street.
- Fay Towers.
- HRI, Developer for Gilpin.
- Bond Program.
- Richmond Development Corporation.
- Aged Receivables Debt.

Discussion: CEO Nesmith introduced Douglas Mulkey as the Acting Vice President of Real Estate. He will be overseeing the real estate department and real estate deals as we continue to transform our public housing communities. Acting VP Mulkey said *"I am happy to be here and to spearhead the strategic redevelopment efforts where Alicia Garcia left off and to keep the boat going."*

The *Administration and Finance Committee* met on June 17, 2024. Precious Faust, Senior Vice President and Chief Financial Officer provided an update on the following items.

- April 2024 Financial Statements.
- Audit.
- 2025 Budget Cycle.
- Departmental Training.
- Agency Deficiencies.
- Tenant Participation Training.
- HR Update.
- Procurement Update.
- IT Update.

The *Property Management Committee* met on June 13, 2024. Charles Williams, Acting Vice President provided an update on the following items.

- Lease enforcement.
- Public Safety.
- Curb Appeal.
- Annual Plan.

The *Minority Contracting and Section 3* met on June 10, 2024. Colene Orsini, Vice President of Procurement and Contract provided an update on the following items.

- Goals for Section 3 and Minority Reporting.
- Online Procurement Roundtable Discussion.
- Setting up a Bid Plan Room.
- Youth Involvement in Programs.

Resolutions

Public Comment Period: A public comment period was held for Resolution #1. There were no questions or comments from the public regarding Resolution #1.

Agenda Item No. 1 – Resolutions regarding the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction and Equipping of the (I) approximately 128-Unit Walmsley Senior Multifamily Housing Facility and (II) approximately 216-Unit Walmsley Gardens Multifamily Housing Facility, each located In the City of Richmond, Virginia

(24-15) WHEREAS, the Richmond Redevelopment and Housing Authority (the "Authority") is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), to issue its bonds for the purpose, among others, of financing the Plans of Finance (as hereinafter defined), located within the territorial boundaries of the City of Richmond, Virginia (the "City"); and

WHEREAS, (i) Walmsley Senior, LLC (the "Walmsley Senior Borrower") has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an expected maximum principal amount of \$14,000,000 (the "Walmsley Senior Bonds"), the proceeds of which will be used to finance or refinance a portion of (a) the costs of acquiring, constructing and equipping a multifamily residential rental housing project for seniors consisting of one building containing approximately 128 units (the "Walmsley Senior Project") expected to be owned and used by the Walmsley Senior Borrower or a party related to the Walmsley Senior Borrower, (b) the funding of reserve funds as permitted by applicable law and (c) the costs incurred in connection with the issuance of the Walmsley Senior Bonds (collectively, the "Walmsley Senior Plan of Finance"), as permitted under the Act, and (ii) Walmsley Gardens, LLC (the "Walmsley Family Borrower," and, together with the Walmsley Senior Borrower, the "Borrowers") has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an expected maximum principal amount of \$32,000,000 (the "Walmsley Family Bonds," and, together with the Walmsley Senior Bonds, the "Bonds"), the proceeds of which will be used to finance or refinance a portion of (a) the costs of acquiring, constructing and equipping a multifamily residential rental housing project for families consisting of nine buildings containing approximately 216 units (the "Walmsley Family Project," and, together with the Walmsley Senior Project, the "Projects") expected to be owned and used by the Walmsley Family Borrower or a party related to the Walmsley Family Borrower, (b) the funding of reserve funds as permitted by applicable law and (c) the costs incurred in connection with the issuance of the Walmsley Family Bonds (collectively, the "Walmsley Family Plan of Finance," and, together with the Walmsley Senior Plan of Finance, the "Plans of Finance"), as permitted under the Act; and

WHEREAS, the Projects shall be located at 4824, 4830, 4838, 4850, 4870 and 4890 Walmsley Boulevard in the City of Richmond and established and maintained as a "qualified residential rental projects" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Borrowers have indicated that they will work in good faith with the Authority to endeavor to provide certain employment and/or contracting opportunities to the residents and businesses of the neighborhoods surrounding the Projects (the "Borrowers' Special Commitments"); and

WHEREAS, preliminary plans for the Plans of Finance have been described to the Authority and public hearings (the "Public Hearings") have been held with respect to the Plans of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority to issue its tax-exempt revenue bonds pursuant to the Act, in such amounts as may be necessary to finance the Plans of Finance.

NOW, THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.
2. It is hereby found and determined that the Plans of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.
3. It is hereby found and determined that the Projects will constitute "residential buildings" as that term is defined in the Act.
4. To induce the Borrowers to undertake the Plans of Finance and maintain the Projects as "qualified residential rental projects" within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrowers in financing the Plans of Finance by undertaking the issuance of (and hereby declares its official intent to issue) its multifamily housing revenue bonds therefor in an expected maximum principal stated amount of \$14,000,000 for the Walmsley Senior Project and \$32,000,000 for the Walmsley Family Project, each upon the terms and conditions to be mutually agreed upon between the Authority and the respective Borrower. The Bonds shall be issued in forms and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.
5. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plans of Finance are hereby ratified, approved and confirmed.
6. The Authority hereby designates McGuireWoods LLP, Richmond, Virginia, to serve as bond counsel ("Bond Counsel") and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.
7. The Borrowers agree to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.
8. All costs and expenses in connection with the financing and the Plans of Finance, including the fees and expenses of the Authority (including, without limitation, any application fee and/or origination fee), Bond Counsel, counsel for the Authority and any placement agent or underwriter for the sales of the Bonds shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrowers. If for any reason such Bonds are not issued,

it is understood that all such expenses shall be paid by the Borrowers and that the Authority shall have no responsibility therefor.

9. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

10. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrowers and all other persons or entities for any damages, direct or consequential, resulting from the issuances of the Bonds or failure of the Authority to issue the Bonds for any reason. Any obligation of the Authority to exercise its powers in the City to issue the Bonds as requested by the Borrowers is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrowers for any damages, direct or consequential, resulting from the Authority's failure to issue Bonds for the Plans of Finance for any reason, including but not limited to, the failure of the City Council of the City (the "City Council") to approve the issuance of the Bonds.

11. The Authority recommends that the City Council approve the issuance of the Bonds, in one or more series at one time or from time to time, in an expected maximum stated principal amount of \$14,000,000 for the Walmsley Senior Project and \$32,000,000 for the Walmsley Family Project for the purposes of undertaking the Plans of Finance as required by Section 147(f) of the Code.

12. Each of the Chair, Vice Chair, Chief Executive Officer, Secretary and any Assistant Secretary of the Authority is authorized and directed to deliver to the City Council (1) reasonably detailed summaries of the comments, if any, expressed at the Public Hearings, (2) fiscal impact statements concerning the Plans of Finance provided by the Borrowers and (3) a copy of these resolutions.

13. Each of the Chair, Vice Chair, Chief Executive Officer, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, is hereby authorized to request allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrowers.

14. No Bonds may be issued pursuant to this resolution until such time as (a) the issuances of the Bonds have been approved by the City Council, and (b) the Bonds have received allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

15. The approvals of the issuances of the Bonds do not constitute endorsements to any prospective purchaser of the Bonds of the creditworthiness of the Plans of Finance or of the Borrowers.

16. These resolutions are Declarations of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Code. Based

upon the representations of the Borrowers, the Authority reasonably expects that certain costs of the Projects may be reimbursed with the proceeds of the Bonds.

17. The issuances of the Bonds in the principal amounts of up to \$14,000,000 for the Walmsley Senior Project and \$32,000,000 for the Walmsley Family Project pursuant to definitive bond documents to be prepared or reviewed by Bond Counsel (the "Bond Documents") are hereby authorized and approved. The Chair, Vice Chair, Secretary, Chief Executive Officer and any other officer of the Authority, any of whom may act alone (the "Authorized Officials"), are each hereby authorized and directed to execute the Bonds, which shall bear interest at the rates (which may be variable or fixed), shall mature on such dates and shall be subject to redemption at such times as are set forth in the Bond Documents. The Authorized Officials are hereby authorized to approve the final terms of the Bonds; provided, however, that the interest rates borne by the Bonds shall not exceed 15% per annum, the final maturities of the Bonds shall not be later than forty (40) years after the dates of the initial issuances of the Bonds, the principal amount of the Walmsley Senior Bonds shall not exceed \$14,000,000 and the principal amount of the Walmsley Family Bonds shall not exceed \$32,000,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.

18. The Bond Documents shall be in substantially the same forms as prepared or reviewed by Bond Counsel and submitted to the Authority, which are hereby approved, with such completions, omissions, insertions and changes (including, without limitation, changes of the dates thereof and the captions of the Bonds) as may be approved by the Authorized Officials executing them, his or her executions to constitute conclusive evidence of the approvals of any such completions, omissions, insertions and changes. The Bond Documents shall contain upon their execution and delivery provisions obligating the Borrowers to comply with the Borrowers' Special Commitments with respect to the Projects. The execution, delivery and performance by the Authority of the Bond Documents are hereby authorized and directed.

19. The Authorized Officials are hereby authorized and directed to execute on behalf of the Authority and to deliver the Bonds, the Bond Documents, the related documents to which the Authority is a party and such other agreements, certificates, documents and instruments (collectively, the "Documents"), and to do and perform such things and acts, as are authorized hereby or contemplated by the Documents, and, if required, the Secretary or any other officer of the Authority is authorized and directed to affix the seal of the Authority to the Bonds and the other Documents and to attest such seal. The signatures of the Authorized Officials and the seal of the Authority on the Bonds may be by facsimile.

20. These resolutions shall take effect immediately upon their adoption.

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

Motion Carried Unanimously

Absent: Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #1 was voted on.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority accepting Rubino & Company's Independent Auditor's Report for the fiscal year ended September 30, 2023.

(24-16) WHEREAS, chapter 24 of the Code of Federal Regulations, part 5 subpart H requires public housing authorities to have an independent audit annually; and

WHEREAS, the Richmond Redevelopment and Housing Authority has complied with this federal regulation by procuring Rubino & Company to conduct the independent audit for the fiscal year-ended September 30, 2023; and

WHEREAS, the independent audit was conducted in compliance with federal regulations issued by the Office of Management and Budget referred to as Uniform Guidance, and generally accepted government auditing standards established by the U.S. Government Accountability Office; and

WHEREAS, the independent audit for the year-ended September 30, 2023, resulted in a modified audit opinion. This is the result of the Virginia Retirement System not providing the required audited actuarial data through September 30, 2023 by the HUD-required due date of June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of RRHA accept the Independent Auditor's Report for the Richmond Redevelopment and Housing Authority for fiscal year ended September 30, 2023. Any significant modification made to this audit report subsequent to this resolution will require board approval.

Motion: (Lewis/Blount) Move to adopt Resolution #2

Motion Carried Unanimously

Absent: Elliott, Jackson

Note: Commissioners Kyle Elliott and Eddie Jackson stepped away from the meeting before Resolution #2 was voted on.

Agenda Item No. 3 – Resolution for approval to execute the contract with BA Construction and Financial Group, Inc. and Richmond Redevelopment and Housing Authority for litter removal services and authorizing Chief Executive Officer, or his designee to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

(24-17) WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") will enter into a Contract with The BA Construction and Financial Group, Inc. for Litter Removal Services and;

WHEREAS, the Contract will be entered into for an amount not to exceed \$344,381.44 for the initial one-year period; and

WHEREAS, the Board of Commissioners of RRHA must take appropriate official action to approve the contract award and to authorize the Chief Executive Officer, or his designee, to execute the Contract on behalf of RRHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven B. Nesmith, in his capacity as Chief Executive Officer, is authorized to execute a one-year contract for Litter Removal Services with The BA Construction and Financial Group, Inc. The contract will be for a total of \$344,381.44 for one year.

Motion: (Parker/Blount) Move to adopt Resolution #3

Motion Carried Unanimously

Absent: Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #3 was voted on.

Agenda Item No. 4 – Resolution for approval to execute a contract for the Relocation Services (senior sites) between Richmond Redevelopment and Housing Authority and Wise Movers, LLC, and authorizing Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

(24-18) WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") will enter into a Contract with Wise Movers, LLC. for Relocation Services and;

WHEREAS, the Contract will be entered into for an amount not to exceed \$558,400.00 for the full term of the contract; and

WHEREAS, the Board of Commissioners of RRHA must take appropriate official action to approve the contract award and to authorize the Chief Executive Officer, or his designee, to execute the Contract on behalf of RRHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven B. Nesmith, in his capacity as Chief Executive Officer, is authorized to execute a one-year contract for Relocation Services with Wise Movers, LLC. The contract will be for a total of \$558,400.00 for the term of the contract.

Motion: (Lewis/Broidy) Move to adopt Resolution #4

Motion Carried Unanimously

Absent: Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #4 was voted on.

Agenda Item No. 5 – Resolution for approval to execute a contract for Backhoe Leasing between Richmond Redevelopment and Housing Authority and John Deere Construction Retail Sales and authorizing Chief Executive Officer, or his designee, to execute the Contract on behalf of Richmond Redevelopment and Housing Authority

(24-19) WHEREAS; the Richmond Redevelopment and Housing Authority ("RRHA") will enter into a Contract with John Deere Construction Retail Sales and;

WHEREAS; the Contract will be entered into for an amount not to exceed \$222,344.16 for the entire term of the contract and

WHEREAS the Board of Commissioners of RRHA must take appropriate official action to approve the contract award and to authorize the Chief Executive Officer, or his designee, to execute the Contract on behalf of RRHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven B. Nesmith, in his capacity as Chief Executive Officer, is authorized to execute a three-year contract for leasing of Backhoes from John Deere Construction Retail Sales. The contract will be for a total of \$222,344.16 for the contract term.

Motion: (Pitchford/Jackson) Move to adopt Resolution #5

Motion Carried Unanimously

Absent: Elliott

Note: Commissioner Kyle Elliott stepped away from the meeting before Resolution #5 was voted on.

Agenda Item No. 6 – Resolution to approve the modification of contracts for Legal Services between the Richmond Redevelopment and Housing Authority and McGuire Woods/Harold & Chambliss and Spotts Fain and authorizing Chief Executive Officer to execute the Contract modifications on behalf of Richmond Redevelopment and Housing Authority

(24-20) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) entered into Contracts with McGuireWoods, LLP/Harrell & Chambliss, LLP and Spotts Fain, PC; and

WHEREAS, the Contracts were entered into in an amount not to exceed \$320,000 and \$270,000 respectively for a period of five (5) years; and

WHEREAS, it is necessary to increase the total contract amount with McGuireWoods, LLP/Harrell & Chambliss, LLP by \$300,000 for a new total contract amount not to exceed \$620,000; and

WHEREAS, it is necessary to increase the total contract amount with Spotts Fain PC by \$150,000 for a new total contract amount not to exceed \$420,000; and

WHEREAS, it is necessary for the Board of Commissioners of RRHA to take appropriate official action to approve the contract modifications and to authorize the Chief Executive Officer to execute the Contract modifications on behalf of RRHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA:

1. That, the Board ratifies and approves the contract modification increasing the total contract amount for McGuireWoods LLP/Harrell & Chambliss LLP from \$320,000 to \$620,000; and
2. That, the Board ratifies and approves the contract modification increasing the total contract amount for Spotts Fain PC from \$270,000 to \$420,000; and
3. That Steven B. Nesmith, in his capacity as Chief Executive Officer, is authorized to execute the above stated contract modifications for General Legal Services with McGuireWoods, LLP/Harrell & Chambliss, LLP, and Spotts Fain PC.

Motion: (Jackson/Blount) Move to adopt Resolution #6

Motion Carried Unanimously

Absent: Lewis

Note: Commissioner Gregory Lewis left the meeting at 3:25 p.m. before Resolution #6 was voted on.

Agenda Item No. 7 -- Resolution Approving the Richmond Redevelopment & Housing Authority the Public Housing Agency Annual Plan, Administrative Plan for the Housing Choice Voucher Program, and the Public Housing Admissions and Continued Occupancy Plan for Fiscal Year 2024-2025; the Public Housing Agency Five-Year Plan for Fiscal Year 2025-2029; and the Capital Fund Program Five-Year Action Plan for Fiscal Year 2022-2026 for Submission to the Department of Housing and Urban Development.

(24-21) WHEREAS, Richmond Redevelopment and Housing Authority (“RRHA”) prepared the required Public Housing Agency Annual Plan (“Annual

Plan”), Administrative Plan for the Housing Choice Voucher Program (“Admin Plan”), and the Public Housing Admissions and Continued Occupancy Plan (“ACOP”) for Fiscal Year 2024-2025 outlining the agency’s policies, programs, services, and strategies it intends to operate during the fiscal year as required by the Department of Housing and Urban Development’s (“HUD”) regulations; and

WHEREAS, RRHA prepared the required Public Housing Agency Five-Year Plan for Fiscal Year 2025-2029 and the Capital Fund Program Five-Year Action Plan for Fiscal Year 2022-2026 outlining the agency’s missions, goals, and strategies it intends to operate during the fiscal years as required by HUD regulations; and

WHEREAS, the Annual Plan, Five-Year Plan, Capital Fund Program Five-Year Action Plan, Admin Plan, and ACOP were made available for public review and public comment during the required 45-day period; and

WHEREAS, a public hearing was held on October 12, 2023 regarding the Capital Fund Program Five-Year Action Plan amendments to solicit public comment; and

WHEREAS, two public hearings, one in-person meeting at the Calhoun Center at 12:00 p.m. and one virtual meeting at 5:30 p.m. were held on May 16, 2024, regarding the Annual Plan, Five-Year Plan, Admin Plan, and ACOP amendments to solicit public comment; and

WHEREAS, a meeting with the Resident Advisory Board (“RAB”) was held on May 13, 2024 to provide input into the Annual Plan, Five-Year Plan, Admin Plan, and ACOP; and

WHEREAS, as of June 18, 2024, RRHA did not receive any written public comments; and

WHEREAS, RRHA is required by regulations to submit the Annual Plan, Admin Plan, ACOP, Five-Year Plan, and Capital Fund Program Five-Year Action Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the RRHA Board of Commissioners must approve all RRHA Plans prior to submission to HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment and Housing Authority that:

1. The Board has reviewed and hereby approves the Public Housing Agency Annual Plan for Fiscal Year 2024-2025; and
2. The Board has reviewed and hereby approves the Administrative Plan for the Housing Choice Voucher Program for Fiscal Year 2024-2025; and
3. The Board has reviewed and hereby approves the Admissions and Continued Occupancy Plan for Fiscal Year 2024-2025; and
4. The Board has reviewed and hereby approves the Public Housing Agency Five-Year Plan for Fiscal Year 2025-2029
5. The Board has reviewed and hereby approves the Capital Fund Program Five-Year Action Plan for 2022-2026; and
6. The Chief Executive Officer is hereby authorized to submit the Public Housing Agency Annual Plan, the Administrative Plan for the Housing Choice Voucher Program, and the Admissions and Continued Occupancy Plan for Fiscal Year 2024-2025; the Public Housing Agency Five-Year Plan for Fiscal Year 2025-2029; and the Capital Fund Program Five-Year Action Plan for the Fiscal Year 2022-2026 with all required documents and certifications to the Department of Housing and Urban Development as required

Motion: (Pitchford/Blount) Move to adopt Resolution #7

Motion Carried Unanimously

Absent: Lewis

4690

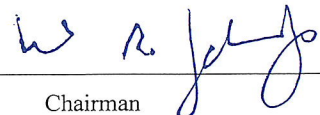
Note: Commissioner Gregory Lewis left the meeting at 3:25 p.m. before Resolution #7 was voted on.

Adjournment

There being no further business, the meeting adjourned at 3:35 p.m.



Chief Executive Officer/Secretary



Chairman