

COMMISSIONERS' BOARD MEETING
January 17, 2007

Resolutions Passed:

- (07-01) Resolution approving the form of a Disposition and Development Agreement by and between the Richmond Redevelopment and Housing Authority and Health-E-Communities Enterprises, LLC and authorizing the Executive Director to execute any and all documents required to consummate the transactions evidenced thereby
- MOTIONS:** Beshah, Olds
VOTE: Aye; Parker, Harrigan, Beshah, Hill-Christian and Olds
ABSTAIN; Jackson
- (07-02) Resolution approving the form of a Development Agreement by and between the Richmond Redevelopment and Housing Authority and Health-E-Communities Enterprises, LLC and authorizing the Executive Director to enter into any and all closing documents required by the United States Department of Housing and Urban Development in order to close the transaction contemplated by the Development Agreement
- MOTIONS:** Beshah, Olds
VOTE: Aye; Parker, Harrigan, Beshah, Hill-Christian and Olds
ABSTAIN; Jackson
- (07-03) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for Five (5) Parcels in the 25th Street/Nine Mile Road Redevelopment Area – 1303 North 26th Street, 1311 North 26th Street, 1313 North 26th Street, 1315 North 26th Street and 1321 North 26th Street
- MOTIONS:** Beshah, Olds
VOTE: Aye; Parker, Harrigan, Beshah, Hill-Christian and Olds
ABSTAIN; Jackson
- (07-04) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the Jackson Place Redevelopment Area – 5 East Duval Street
- MOTIONS:** Beshah, Olds
VOTE: Aye; Parker, Harrigan, Beshah, Hill-Christian and Olds
ABSTAIN; Jackson
- (07-05) Resolution of the Richmond Redevelopment and Housing Authority to Establish Disposition Price and Purchaser for One (1) Parcel in the Blackwell Neighborhoods In Bloom Area – 116 East 13th Street
- MOTIONS:** Beshah, Olds
VOTE: Aye; Parker, Harrigan, Beshah, Hill-Christian and Olds
ABSTAIN; Jackson
- (07-06) Resolution authorizing the Executive Director to negotiate a Cooperation Agreement with the City of Richmond in connection with Battery Park and, upon approval of the negotiated Cooperation Agreement by the Chairman of the Board of Commissioners, to execute and deliver the negotiated Cooperation Agreement
- MOTIONS:** Beshah, Olds
VOTE: Aye; Parker, Harrigan, Beshah, Hill-Christian and Olds
ABSTAIN; Jackson

COMMISSIONERS' BOARD MEETING***WITHDRAWN RESOLUTIONS******January 17, 2007*****Resolutions Withdrawn:**

1. Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1317 North 26th Street (*Agenda Item No. 3*)

MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON WEDNESDAY, January 17, 2007

The Commissioners of Richmond Redevelopment and Housing Authority (“RRHA”) met in regular session in the offices of RRHA, 901 Chamberlayne Parkway, Richmond, Virginia, on January 17, 2007, at 5:30 p.m.

Chairman Brian K. Jackson, Esq. called the meeting to order at 5:38 p.m. with *General Counsel Gerald E. Carter, Esq., Harrell & Chambliss LLP*, present and upon roll call, the following were present:

Brian K. Jackson, Esq., Chairman

J. Russell Parker, III, Vice Chairman

Elliott M. Harrigan

Guenet M. M. Beshah, Esq.

Marilyn B. Olds

Sheila Hill-Christian

And the following were absent:

George E. Smith

Also present:

Mr. Anthony Scott, Interim Executive Director

Ms. Doris Jackson-Crocker, Assistant to Executive Director

Ms. Terri D. Garrett, Executive Administrative Assistant

Ms. Cassandra Scarborough, Deputy Executive Director of Administration

Mr. Kenneth Francis, Deputy Executive Director of Technology, Planning & Research

Mr. Lee Householder, Acting Deputy Executive Director of Community Revitalization

Ms. Valena Dixon, Director of Communications

Ms. Roxanne Brinson, Acting Assistant Director for Housing Management

Adam Harrell, Esq., Harrell & Chambliss LLP

George Martin, Esq., McGuireWoods LLP

Mr. Ray L. Bryant, Richmond NAACP

Ms. Vanessa D. Valentine, Resident

Ms. Joyce Cheeks, Resident

Ms. Essie Miller, Resident

Mr. James Muhammad, Citizen

Minutes

The Minutes from the *December 20, 2006, Regular Board Meeting*, were presented for approval. Commissioner J. Russell Parker moved for adoption of the Minutes, which were seconded by Commissioner Marilyn Olds.

Commissioner Jackson stated that the motion to adopt the minutes had been properly moved and seconded and upon roll call the following voted “Aye”:

Commissioners Parker, Harrigan, Olds and Hill-Christian

And the following voted “Nay”:

None

And the following abstained:

Commissioners Jackson and Beshah

Citizens Information Period

Commissioner Brian Jackson stated that the Citizens Information Period would commence and that there were three citizens that had asked to speak before the Board. Commissioner Jackson reminded the speakers that under the rules of procedure they were allowed three minutes to talk. Commissioner Jackson recognized Mr. James Muhammad. Mr. Muhammad was not present, so Commissioner Jackson recognized Ms. Vanessa Valentine. Ms. Valentine introduced herself and provided the Board with background information on herself, pointing out that a disability put her in public housing. Ms. Valentine then asked the Board when low-income housing would be available. She stated that residents were waiting for good housing and are tired of living in public housing, which they feel promotes negativity and hopelessness. Ms. Valentine then spoke about late fees in conjunction with rent. She stated that the reason that most of the rent payments are late is because the rent has to be paid through the mail. By the time the rent check is processed in Baltimore where it is mailed, most of the time a late fee is attached to it. Ms. Valentine would like to have this system simplified so she can understand it and help other residents understand it. In regards to youth activity, Ms.

Valentine spoke to a woman at the Calhoun Center and got her questions answered; therefore, this did not have to be addressed.

Commissioner Jackson thanked Ms. Valentine for her time and assured her that the Board believed in opportunities for improvement; if this matter needs to be improved, they will look at the options. Commissioner Jackson asked Ms. Valentine for her street address, which she gave as 1018 St. Paul Street. Commissioner Jackson then assured Ms. Valentine that he would have RRHA staff look into the matter and get back to her.

Commissioner Jackson recognized Ms. Joyce Cheeks for her comments. Ms. Cheeks distributed copies of a letter she had written to Ms. Gloria Rogers, Gilpin Property Manager. Ms. Cheeks asked that some time be granted for the Board to read the letter, but Commissioner Jackson suggested that she give the essence of what the letter was about. Ms. Cheeks proceeded to tell the Board that she had written the letter to Ms. Rogers in August of 2006 regarding her neighbor who keeps her up at night. She stated that Ms. Rogers had assured her something would be done, but even after speaking to Security and going to court, nothing had been done. Ms. Cheeks said she was addressing the Board in regards to retaliation from RRHA in the form of a pay or quit notice served to her, which she does not believe should have been served. She asked the Board to intervene so that the issue did not go any further.

Commissioner Jackson assured Ms. Cheeks that they would investigate the matter and would be prompt and attentive to the concerns she had raised. He went on to say that although there were no guarantees in regards to results she may want to see, he would personally follow up with staff to take whatever action was appropriate. Ms. Cheeks thanked the Board for their time.

Commissioner Jackson noted that a gentleman had arrived late to the meeting and asked him if he were Mr. Muhammad. When the gentleman said that he was, Commissioner Jackson pointed out to him that he had been first on the Agenda, but that the Board would recognize him for his comments if he still wished to speak.

Mr. James Muhammad introduced himself and gave Commissioner Jackson folders containing information in regards to his comments. Commissioner Jackson then informed Mr. Muhammad that he had three minutes for his presentation to the Board. Mr. Muhammad addressed the Board by introducing himself and telling the Board that he

is the owner of *Ann Plumbing & Heating Electrical Company*. Mr. Muhammad gave some background about his Section 3 complaint: In March 2003, his company placed a bid by request with Delaware Mechanical for the Richmond Redevelopment and Housing Authority (RRHA). Delaware Mechanical won the bid, but did not use Mr. Muhammad's company for the work. Mr. Muhammad filed a Section 3 complaint with the U.S. Department of Housing & Urban Development (HUD) against Delaware Mechanical and RRHA for non-compliance. Mr. Muhammad also stated that his company had come up with a plan that he had presented to Ms. Roxanne Brunson about a year ago and would like his company's plan reconsidered.

Commissioner Jackson thanked Mr. Muhammad and said that he would receive a response from the staff.

Committee Reports

Commissioner Jackson requested that Board Committee Reports be presented.

Commissioner Elliott Harrigan provided the *Administration & Finance Committee Report*. The minutes of the meeting held on January 10, 2007 were previously distributed to the Board for review. Commissioner Harrigan pointed out that the Committee had discussed changing RRHA's fiscal year to coincide with the City's fiscal year. Currently there is a lot of time and associated expense to prepare a separate set of reports for the City. Commissioner Jackson asked if this change would be easy. Commissioner Harrigan referred the question to Ms. Cassandra Scarborough, Deputy Executive Director of Administration. Ms. Scarborough stated that HUD is strict on this matter, but that staff will research the requirements for the change and report back to the Committee. There were no further questions for Commissioner Harrigan.

Commissioner Marilyn Olds provided the *Housing Committee Report*. The minutes of this meeting held on January 2, 2007 were distributed previously to the Board. Commissioner Olds thanked RRHA's Chief of Security Hal Hazelton for the excellent security coverage on New Year's Eve, pointing out that it was the first time in many years that she was able to go out to midnight mass without the fear of hearing gunshots. Commissioner Olds asked Ms. Roxanne Brinson, Acting Assistant Director for Housing Management, for her report. Ms. Brinson reported that staffing issues are slowly

decreasing with new hires in housing management and maintenance. She also reported that the REAC scores looked better due to good inspections. There were no questions for Commissioner Olds.

Commissioner Brian Jackson provided the *Real Estate Committee Report*. Minutes for the meeting held prior to the Board Meeting were not available for review; however, Commissioner Jackson reported that updates were covered as usual and the minutes would be distributed at the next Board Meeting. Minutes from the December 20, 2006 meeting were included in the Board folders and Commissioner Jackson asked that the Board review them. Commissioner Jackson then reported that the Committee had reviewed and were endorsing six resolutions for consideration by the Board at this meeting, noting that Resolution #3 had been withdrawn. There were no questions for Commissioner Jackson.

Commissioner Beshah reported that the *Technology, Planning & Research (TPR) Committee* did not have an opportunity to meet, pointing out that the regularly scheduled meeting date had to be cancelled and they did not have a mutually-agreed upon time to meet before the Board Meeting. Commissioner Beshah said that she had an opportunity to speak with Mr. Kenneth Francis, Deputy Executive Director of TPR; they will meet in February and have a robust report for the Board.

Commissioner Jackson stated for public knowledge that the Standing Committees had been reconstituted as far as Board participation and a couple of the Committees were renamed. For the month of January, the Committees were still in the organization phase, but Commissioner Jackson added that he is looking forward to good, productive work from the Committees in the future.

Chairman's Comments

Commissioner Jackson asked the Commissioners to look at a memorandum and spreadsheet previously distributed to them in regards to attendance at all meetings. He stressed the importance of calling the Executive Office if they could not attend a Board Meeting or Standing Committee Meeting. Commissioner Jackson pointed out that all seven Commissioners are important for the smooth and consistent running of the Board.

Commissioner Jackson asked staff to have all Standing Committee meeting minutes prepared to deliver with the Board packages from this point forward. This may result in setting new Committee meeting dates, but he would like to see the minutes included in the board package so that the Board will have a chance to read the minutes before the Board Meeting.

Commissioner Jackson recognized Commissioner Sheila Hill-Christian, who mentioned the positive coverage for RRHA from the *Richmond Times-Dispatch* in one of the articles that the Communications Department provided in the board package. Commissioner Jackson said it was good to hear and asked Ms. Valena Dixon, Director of Communications, if she had anything to add. Ms. Dixon spoke about good coverage and a strong partnership with the *Richmond Times-Dispatch*. She also mentioned that they are continuing with the roll-out of the new logo and should be getting it placed on the vehicles soon. Commissioner Jackson said that he would like to include reports from the Communications Department at all future Board meetings.

Commissioner Jackson then recognized the Interim Executive Director for his comments.

Interim Executive Director's Comments

Mr. Anthony Scott provided the Board with an *update of activities* that occurred after the December Board meeting. They were as follows:

- ◆ *Board Requests/Updates:*
 - Provided the Board with draft of topics for February Workshops.
 - Provided the Board with the City of Richmond 2007 City Council Standing Committee assignments.
 - Provided the Board with a draft pocket-size brochure on Eminent Domain.
 - Asked Mr. George Martin to update the Board near the end of the meeting regarding the eminent domain issue. Provided the Board with a draft memorandum from Mr. Martin regarding issues on eminent domain.
- ◆ *Strategic Plan and Feasibility Study Updates:*
 - On January 16th, attended a Jackson Ward Association meeting.

- On January 18th, will meet with Friends Association regarding child day care.
- On January 23rd staff will join Chief Monroe and other representatives for the Weed & Seed Steering Committee to collaborate on services provided by different entities that could possibly be combined to assist RRHA in its efforts.
- ◆ *Safety & Security Initiatives:*
 - RRHA Officers received a Citation from the U.S. Marshalls Service for the “Fugitive Round-up Operation” for crime reduction by the Richmond Police Department. Congratulations were extended to Chief Hal Hazelton and his staff for their fine efforts.
 - Year to date, violent crime is down 22%, property crime is down 51% and total crime is down 29%.
 - There were no significant incidents to report for the New Year’s Eve patrol on December 31st.
- ◆ *Community Events:*
 - On December 20th, Santa arrived in Gilpin Court. The turn-out was very good.
 - On December 23rd, RRHA adopted a Christmas family in Mosby Court.
- ◆ *HUD Activities:*
 - A meeting is scheduled within the next few weeks with Mr. Robert Jennings of HUD in regards to the Consolidated Review appeal to the “Troubled Agency” designation and the HOPE VI Monitoring Review.
- ◆ *City/Council/Legislator Activities:*
 - On January 16th, attended the Land Use Housing Committee meeting to discuss the paper regarding financial stability, etc., from Councilman Jewel. HUD representatives Robert Jennings and Bill Miles also attended to answer any HUD-related issues. Unfortunately, the presentation was postponed for a couple of weeks, but Mr. Jennings and Mr. Miles agreed to return at that time for support.

- On January 23rd, RRHA will provide a brief presentation at the Mayor’s Human Services Cabinet regarding the redevelopment of the Jackson Ward area. This is a continuation of how RRHA can directly involve the City in its on-going redevelopment activities.
- Continue monthly meetings with the Mayor, Mr. William Harrell, and quarterly meetings with the Mayor’s Inter-Agency Task Force.

Commissioner Elliott Harrigan inquired about the status of the Marriott parking deck issue. He stated that Mr. Black was quoted in the paper as saying that the parking deck was RRHA’s responsibility. Commissioner Jackson replied that RRHA manages the relationship for the parking deck, but that funding is supplied by the City. Mr. Scott replied that he attended a meeting on January 4th with Mr. Black and the CDA to talk about what to do going forward. These issues and how the relationship can be managed are still being discussed. Mr. Black has committed to providing the funds to manage the parking deck so RRHA would be covered in respect to liability. RRHA would not have any financial obligation. There were no further comments or questions for Mr. Scott.

Resolutions

Note: Resolutions numbered 1-2 and 4-7 were recognized and previously recommended to be approved by the Committee Chair. The resolutions were grouped into one vote and explanations were provided where applicable.

Commissioner Jackson reported that *Agenda Item No. 3* was being withdrawn. He then recognized Interim Executive Director Anthony Scott for the reading of the following resolutions.

Agenda Item No. 1 – Resolution approving the form of a Disposition and Development Agreement by and between the Richmond Redevelopment and Housing Authority and Health-E-Communities Enterprises, LLC and authorizing the Executive Director to execute any and all documents required to consummate the transactions evidenced thereby, which was read and considered:

(07-01) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is the owner of approximately 14.35 acres of land located in the Fulton Redevelopment Area (the “Property”); and

WHEREAS, RRHA has previously selected Health-E-Communities Enterprises of Virginia, Inc. (“Health-E-Communities”) to serve as the developer of a residential development to be constructed on the Property consisting of (i) twenty-six (26) new single-family homes to be constructed on a portion of the Property and to constitute one of the off-site single family components of RRHA’s HOPE VI Project (the “HOPE VI Component”) and (ii) forty-five (45) new single-family homes to be constructed on a portion of the Property and to be sold at then current market rates (the “Market Rate Component”); and

WHEREAS, in connection with the construction of the HOPE VI Component and the Market Rate Component, Health-E-Communities has formed Health-E-Communities Enterprises, LLC (the “Development Entity”) to serve as the developer for the HOPE VI Component and the Market Rate Component; and

WHEREAS, in connection with the development of the Market Rate Component, RRHA has agreed to sell to the Development Entity that portion of the Property upon which the Market Rate Component is to be constructed (the “Market Rate Component Property”); and

WHEREAS, RRHA and the Development Entity have negotiated a Disposition and Development Agreement with respect to the Market Rate Component and the Market Rate Component Property, the form of which is attached hereto (the “Disposition and Development Agreement”); and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to approve the form of the Disposition and Development Agreement and to authorize the Executive Director to execute and deliver any and all documents required to consummate the transactions contemplated thereby;

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

- 1) The form of the Disposition and Development Agreement attached hereto, with any changes thereto acceptable to the Executive Director and either the Chairman of the RRHA Board of Commissioners or the Chairman of the Real Estate Committee of the RRHA Board of Commissioners, is hereby approved.
- 2) The Executive Director is hereby authorized, on behalf of RRHA, to execute and deliver any and all documents required to be executed on behalf of RRHA in order to consummate the transactions contemplated by the Disposition and Development Agreement, provided such documents are in a form acceptable to the Executive Director and either the Chairman of the RRHA Board of Commissioners or the Chairman of the Real Estate Committee of the RRHA Board of Commissioners

Agenda Item No. 2 – Resolution approving the form of a Development Agreement by and between the Richmond Redevelopment and Housing Authority and Health-E-Communities Enterprises, LLC and authorizing the Executive Director to enter into any and all closing documents required by the United States Department of Housing and

Urban Development in order to close the transaction contemplated by the Development Agreement, which was read and considered:

(07-02) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) was awarded a HOPE VI Grant by the United States Department of Housing and Urban Development (“HUD”) to be used by RRHA for the revitalization of the Blackwell Revitalization Area (the “HOPE VI Project”); and

WHEREAS, the HOPE VI Project consists of various on-site multi-family and single family components and various off-site single family components; and

WHEREAS, RRHA previously selected Health-E-Communities Enterprises of Virginia, Inc. (“Health-E-Communities”) to serve as the developer of a residential development on approximately 14.35 acres of land located in the Fulton Redevelopment Area and owned by RRHA, which residential development will contain twenty-six (26) new single-family homes constituting one of the off-site single family components of the HOPE VI Project (the “Project”); and

WHEREAS, in connection with the construction of the Project, Health-E-Communities has formed Health-E-Communities Enterprises, LLC (the “Development Entity”) to serve as the developer for the Project; and

WHEREAS, RRHA and the Development Entity have negotiated a Development Agreement with respect to the Project, the form of which is attached hereto (the “Development Agreement”); and

WHEREAS, in connection with the closing of the transaction contemplated by the Development Agreement, RRHA and the Development Entity will be required to enter into various closing documents required by HUD or otherwise contemplated by the Development Agreement (collectively, the “Closing Documents”); and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to approve the form of the Development Agreement and to authorize the Executive Director to enter into the Closing Documents on behalf of RRHA;

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

- 1) The form of the Development Agreement attached hereto, with any modifications thereto that may be required by the Development Entity and/or HUD that are acceptable to the Executive Director and either the Chairman of the RRHA Board of Commissioners or the Chairman of the Real Estate Committee of the RRHA Board of Commissioners, is hereby approved.
- 2) The Executive Director is hereby authorized, on behalf of RRHA, to enter into the Closing Documents, provided the Closing Documents are in a form acceptable to the Executive Director and either the Chairman of the RRHA Board of Commissioners or the Chairman of the Real Estate Committee of the RRHA Board of Commissioners.

Agenda Item No. 3 – (Withdrawn) Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1317 North 26th Street:

BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on a full and careful appraisal of the property that the price recommended by the Executive Director for the acquisition of one (1) parcel in the 25th Street/Nine Mile Road Redevelopment Area be and hereby is accepted as the fully established and approved price for the acquisition of such parcel; and

BE IT FURTHER RESOLVED that the Executive Director, acting on behalf of RRHA, be and hereby is authorized to accept the signed option to purchase 1317 North 26th Street, Block E-621, Parcel 26, at the said price.

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for Five (5) Parcels in the 25th Street/Nine Mile Road Redevelopment Area – 1303 North 26th Street, 1311 North 26th Street, 1313 North 26th Street, 1315 North 26th Street and 1321 North 26th Street, which was read and considered:

(07-03) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of five (5) vacant lots located at 1303 North 26th Street, Block E-621 Parcel 21, 1311 North 26th Street, Block E-621 Parcel 23, 1313 North 26th Street, Block E-621 Parcel 24, 1315 North 26th Street, Block E-621 Parcel 25, and 1321 North 26th Street, Block E-621 Parcel 28 in the 25th Street/Nine Mile Road Redevelopment and Conservation Area. These proceedings are essential to the conveyance of property and its redevelopment as part of the 25th Street/Nine Mile Road revitalization effort.

<u>Block/Parcel</u>	<u>Name of Owner/ Address of Property</u>
E-621/21	Grace M. D. Meridith 1303 North 26 th Street
E-621/23	Clark G. Martin 1311 North 26 th Street
E-621/24	Timothy C. Grantham 1313 North 26 th Street
E-621/25	Timothy C. Grantham 1315 North 26 th Street
E-621/28	James M. Rose Sr. 1321 North 26 th Street

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings, if possible.

Agenda Item No. 5 Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the Jackson Place Redevelopment Area – 5 East Duval Street, which was read and considered:

(07-04) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of one (1) vacant parcel located at 5 East Duval Street, Block N-81, Parcel 3 in the Jackson Place Redevelopment Area. These proceedings are essential to the conveyance of property as part of the Jackson Place Redevelopment revitalization effort.

<u>Block/Parcel</u>	<u>Name of Owner/ Address of Property</u>
N-81/3	Mary and Mahlon Cowan Estate c/o Bernice Braxton 5 East Duval Street

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings if possible.

Agenda Item No. 6 – Resolution of the Richmond Redevelopment and Housing Authority to Establish Disposition Price and Purchaser for One (1) Parcel in the Blackwell Neighborhoods In Bloom Area – 116 East 13th Street, which was read and considered:

(07-05) WHEREAS, the Richmond Redevelopment and Housing Authority (RRHA) is the owner of certain property located at 116 East 13th Street, Block S-116, Parcel 19; in the Blackwell Neighborhoods In Bloom (NIB) Revitalization Area and the Blackwell Redevelopment Area; and

WHEREAS, Southside Community Development and Housing Corporation (SCDHC) submitted a letter requesting to purchase 116 East 13th Street, Block S-116, Parcel 19; in the Blackwell NIB Revitalization Area and the Blackwell Redevelopment Area to be used as a single-family residence and

WHEREAS, SCDHC has demonstrated that as of the date of this resolution, it possesses the financial qualifications and abilities to develop the property in accordance with the Blackwell NIB Revitalization Plan and the Blackwell Conservation and Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of RRHA that \$1.00 is the duly established and approved price for the disposition of 116 East 13th Street, Block S-116, Parcel 19; in accordance with the proposed use;

BE IT FURTHER RESOLVED THAT:

- 1) RRHA hereby approves the sale of the property to SCDHC for the sale price of \$1.00;
- 2) The Executive Director be and hereby is authorized and directed to execute contracts covering the sale of said parcel, design, construction and owner occupancy requirements;
- 3) The conveyance of the said property to SCDHC on behalf of RRHA, utilizing a form of deed satisfactory to counsel, be and hereby is in all respects approved.

Agenda Item No. 7 – Resolution Authorizing the Executive Director to Negotiate a Cooperation Agreement with the City of Richmond in connection with Battery Park and, upon approval of the negotiated Cooperation Agreement by the Chairman of the Board of Commissioners, to execute and deliver the negotiated Cooperation Agreement, which was read and considered:

(07-06) WHEREAS, the City of Richmond (the “City”) has requested that Richmond Redevelopment and Housing Authority (“RRHA”) assist the City with certain projects within that portion of the City known as Battery Park (collectively, the “Battery Park Projects”); and

WHEREAS, RRHA is willing to assist the City with the Battery Park Projects, provided RRHA and the City are able to agree upon the terms of a Cooperation Agreement setting forth the duties and obligations of the City and RRHA with respect to the Battery Park Projects (the “Battery Park Cooperation Agreement”); and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to authorize the Executive Director to enter into negotiations with the City regarding the form and content of the Battery Park Cooperation Agreement and, upon completion of such negotiations, to authorize the Executive Director to execute and deliver the Battery Park Cooperation Agreement;

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

- 1) The Executive Director is hereby authorized to enter into negotiations with the City regarding the form and content of the Battery Park Cooperation Agreement.
- 2) Upon completion of negotiations with the City regarding the form and content of the Battery Park Cooperation Agreement and approval of the same by the Chairman of the RRHA Board of Commissioners, the Executive Director is hereby authorized, on behalf of RRHA, to execute and deliver the Battery Park Cooperation Agreement to the City.

Commissioner Jackson entertained a motion to adopt these resolutions.

Commissioner Beshah moved adoption, which was seconded by Commissioner Olds and upon roll call the following voted “Aye”:

Commissioners Parker, Harrigan, Beshah, Hill-Christian and Olds

And the following voted “Nay”:

None

And the following abstained:

Commissioner Jackson

Discussion

Commissioner Jackson recognized George Martin, Esq., McGuireWoods LLP, for an update on eminent domain. Mr. Martin reported that a meeting of the Coalition (which consists of about ninety people) will meet on January 18th. The Attorney General has submitted a solution to the eminent domain problem, but McGuireWoods has also come up with a solution. There are hearings and a constitutional amendment that are on the table. Mr. Martin believes that the hearings will be brutal. There have been several editorials across the state, but none of the cases have been in Richmond and none have been Housing Authority cases.

Commissioner Parker asked who was sponsoring the bill and how this will affect the Housing Authority. Mr. Martin replied that the Attorney General is sponsoring the bill, along with Mr. Norman and others. The last time the eminent domain issue was up, the sponsors of the bill were crafty in their introduction and timing, but Mr. Martin said that he and others are more prepared this time to counter it. Mr. Martin went on to say that if the bill is passed, it will shut RRHA down as far as the development of housing. Local politicians have to justify expending public funds for construction projects based on what return it will bring to the City. Mr. Martin added that Virginia does not have a statute to allow condemnation for economic development.

Commissioner Jackson thanked Mr. Martin and said that the Board as a whole will be helpful in any way it can. He stated that the Board and staff should be vocal when they are outside of the Agency so as to be helpful in the core of the Housing Authority’s mission.

Mr. Scott added that pocket-size cards with the key talking points will be ready in about a week. These cards will be helpful when talking with people or can be left in key places for people to pick up and read.

Commissioner Harrigan asked that in terms of being prepared, RRHA should have an analysis of what the impact is and be able to show Legislators that they would not want different development projects stopped. Mr. Martin spoke about blight and added that RRHA needs to be careful not to fall into that trap. He added that a group called *Virginia Coalition for Property Rights* is advocating for eminent domain and they have been introducing this issue to legislation for years.

Closed Session

Commissioner Jackson stated that it would be necessary to go into closed session at 6:22 p.m. to discuss personnel matters. Commissioner Parker read the following:

“I move that we go into closed meeting to consult with legal counsel regarding specific personnel matters pertaining to the Executive Director position with Richmond Redevelopment and Housing Authority as permitted by Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act.”

Commissioner Parker moved adoption, which was seconded by Commissioner Beshah and upon roll call the following voted “Aye”:

Commissioners Jackson, Parker, Harrigan, Hill-Christian, Beshah and Olds

And the following voted “Nay”:

None

And the following abstained:

None

Commissioner Harrigan read the following Certification of Closed Meeting:

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the “Board”) convened a closed meeting on January 17, 2007 pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711(B) of the Code of Virginia of 1950, as amended, requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters

2366

as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

Commissioner Harrigan moved adoption, which was seconded by Commissioner Beshah and upon roll call the following voted “Aye”:

Commissioners Jackson, Parker, Harrigan, Hill-Christian, Beshah and Olds

And the following voted “Nay”:

None

And the following abstained:

None

The meeting officially reconvened at 7:16 p.m.

There being no further business and upon motion made by Commissioner Olds and properly seconded by Commissioner Parker, the meeting adjourned at 7:19 p.m.

Chairman

Executive Director/Secretary-Treasurer