

COMMISSIONERS' BOARD MEETING
February 20, 2007

Resolutions Passed:

- (07-08) Resolution of the Richmond Redevelopment and Housing Authority ("RRHA") Approving the Submission of an Application to the Department of Housing and Urban Development ("HUD") under Section 32 of the United States Housing Act of 1932 (the "Act") to make Public Housing Dwelling Units Available for Purchase by Low-Income Families as Their Principal Residence
- MOTIONS:** Hill-Christian, Beshah
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None
- (07-09) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for Three (3) Parcels in the Battery Park Project Area – 1711 Tyler Street, 1713 Tyler Street and 1724 Hickory Street
- MOTIONS:** Hill-Christian, Beshah
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None
- (07-10) Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Prices for Two (2) Parcels in the 25th Street/Nine Mile Road Redevelopment Area – 1305 North 26th Street and 1317 North 26th Street
- MOTIONS:** Hill-Christian, Beshah
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None
- (07-11) Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for Two (2) Parcels in the 25th Street/Nine Mile Road Redevelopment Area – 2526 Nine Mile Road and 1311 North 24th Street
- MOTIONS:** Hill-Christian, Beshah
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None
- (07-12) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the Carver/Newtowne-West Neighborhoods in Bloom Area – 2045-47 Moore Street
- MOTIONS:** Hill-Christian, Beshah
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None
- (07-13) 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 – 110 East 17th Street
- MOTIONS:** Hill-Christian, Beshah
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None
- (07-14) Resolution of Richmond Redevelopment and Housing Authority Authorizing Access to Funds from an Unsecured Line of Credit for the Model Homes Demonstration Project
- MOTIONS:** Beshah, Harrigan
VOTE: Aye; Jackson, Harrigan, Hill-Christian and Beshah
ABSTAIN; None

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 TUESDAY, February 20, 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 February 20, 2007, at 5:30 p.m.

Chairman Brian K. Jackson, Esq. called the meeting to order at 5:46 p.m. with *General Counsel George K. Martin, McGuireWoods LLP*, present and upon roll call, the following were present:

Brian K. Jackson, Esq., Chairman

Elliott M. Harrigan

Guenet M. M. Beshah, Esq. (*arrived at 6:12 p.m.*)

Sheila Hill-Christian

And the following were absent:

J. Russell Parker, III, Vice Chairman

Marilyn B. Olds

Also present:

Mr. Anthony Scott, 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

Mr. Steven Benham, Acting Deputy Executive Director of Affordable Housing

Ms. Valena Dixon, Director of Communications

Ms. Leslie Cohoon, RRHA

Mr. Eugene Price, Price Auto Repair

Ms. Barbara Abernathy, Carver Community

Ms. Shelia Abernathy, Carver Community

Ms. Conceray Coles, Carver Community

Mr. Ray L. Bryant, Richmond NAACP

Ms. Essie Miller, Resident

Mr. Adrienne Brigg

Citizens Information Period

Commissioner Brian Jackson stated that the Citizens Information Period would commence and that there were two citizens that had asked to speak before the Board. Commissioner Jackson recognized Ms. Cora Hayes. Ms. Hayes was not present, so Commissioner Jackson recognized Mr. Eugene Price. Commissioner Jackson informed Mr. Price that under the rules of procedure, speakers are allowed three minutes to talk. Commissioner Jackson said the Board grants some leniency with this ruling, but that they would simply like to get the gist of why Mr. Price was at the meeting. Any response or action on the Board's part would be followed up after the meeting, as needed.

Mr. Price introduced himself and told the Board that he was a minority business owner. Mr. Price gave some background regarding his business, including a fire that destroyed much of the building he used for his business. He informed the Board that he used to work with RRHA and wanted their business again. Mr. Price asked how he could find out why he did not get the contract when it went out for bid and who made decisions regarding the contracts.

Commissioner Jackson ensured Mr. Price that RRHA staff would look into the issues, find out the contract terms, and get a response to him in writing. Mr. Price asked for a meeting. Commissioner Jackson told him that he would have someone meet with him personally regarding this issue and thanked Mr. Price for his time.

Committee Reports

Commissioner Jackson requested that Board Committee Reports be presented.

Ms. Cassandra Scarborough, Deputy Executive Director of Administration, provided the *Administration & Finance Committee Report*. The minutes of the meeting held on February 14, 2007 were previously distributed to the Board for review. Ms. Scarborough pointed out that the Committee had discussed changing their Standing Committee meeting dates for March and April. She reported that the Committee

discussed the PHAS preliminary score of 81%. This is up significantly from past years of 2005 (74%), 2004 (64%) and 2003 (64%), showing tremendous stability in the financial area. Ms. Scarborough also introduced Ms. Stacey Faison as the new Controller. There were no questions for Ms. Scarborough.

Commissioner Harrigan stated that the Committee mentioned adding the budget to the next work session agenda. Commissioner Jackson agreed this would be a good idea and asked Executive Director Anthony Scott to help him work this into the schedule.

In regards to changing Standing Committee dates, Commissioner Jackson asked the Executive Office staff to communicate any changes in Committee meeting dates and times to the full Board when they learn of the change. Commissioner Jackson said he would like all Commissioners to be aware of when Committee meetings are held and encouraged them to attend the meetings so that they could get an idea of what each committee does. Commissioner Jackson then asked that the Committee listing be updated and sent out again.

Mr. Steven Benham, Acting Deputy Executive Director of Affordable Housing, provided the *Affordable Housing Report*. The minutes of the meeting held on February 2, 2007 were previously distributed to the Board for review. Mr. Benham reported briefly on the building lockbox systems that were installed. These boxes are attached to the buildings and contain keys for emergency purposes. Mr. Benham also reported on some of the Black History Month activities: 1) On February 7th, the African-American trailblazers of NASCAR spoke to the youth at the Calhoun Center; 2) The Richmond Speedway has initiated a program called "Driven2Read" as part of the Youth Sports & Fine Arts Academy; and 3) Weed & Seed has initiated a kids café at the Calhoun Center. Mr. Benham reported that there will also be a Democracy Café in April. The coordinators of the Richmond Region 2007 have solicited RRHA to get tenant council leaders involved. To date, there are thirty-five (35) leaders involved. There were no questions for Mr. Benham.

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 January 17,

2007 meeting were previously distributed to the Board for review. Commissioner Jackson then reported that the Committee had reviewed and were endorsing six (6) resolutions for consideration by the Board at this meeting. There were no questions for Commissioner Jackson.

Mr. Kenneth Francis, Deputy Executive Director of Technology, Planning & Research, provided the *Technology, Planning & Research (TPR) Committee Report*. The minutes of the meeting held on February 5, 2007 were previously distributed to the Board for review. Mr. Francis reported that the Committee discussed the procurement of a new business system. They also reviewed the Strategic Business Plan and are on target with HUD. Mr. Francis reported that there was a correction to their minutes in regards to a trip to the Cincinnati Housing Authority on February 12th. This meeting had to be cancelled and will be rescheduled for some time in March. There were no questions for Mr. Francis.

Chairman's Comments

Commissioner Brian Jackson extended his congratulations to Mr. Anthony Scott, the newly appointed Executive Director. Commissioner Jackson stated that the appointment was effective February 12th and that the Board had agreed unanimously to appoint Mr. Scott as the Executive Director. Commissioner Jackson added that the Board is looking forward to bigger and better things for the Agency under Mr. Scott's leadership.

Commissioner Jackson then extended his appreciation to all RRHA staff, saying that the Board was aware of how hard the staff worked and how everyone had pulled together during the months of uncertainty in regards to the appointment of the Executive Director. Commissioner Jackson thanked the staff for their service and said he wanted them to know how much the Board appreciated them.

Commissioner Jackson then asked Ms. Barbara Abernathy to step to the podium with him. Commissioner Jackson stated that Ms. Abernathy is a wonderful and caring person who has been active in the community and has made a big difference with her dedication to the community. Because Ms. Abernathy is retiring from this role, Commissioner Jackson stated that she will be greatly missed. He read the following

Resolution of Appreciation for Ms. Abernathy in regards to her service to the community:

Resolution of Appreciation
Presented To
Barbara Abernathy

WHEREAS, Barbara Abernathy served as President of the Carver Area Civic Improvement League; and has provided leadership and unwavering dedication to the revitalization of the Carver Community and insight and guidance to this Board and the Richmond Redevelopment and Housing Authority; and

WHEREAS, dedicated to improving the quality of life for many families throughout years of service to the community, Ms. Abernathy was an enthusiastic advocate for the development of a vibrant community, providing quality affordable housing and homeownership opportunities; and

WHEREAS, Barbara Abernathy has been an active member of her community and worked in partnership with the United States Department of Housing and Urban Development, the City of Richmond and the Richmond Redevelopment and Housing Authority to rehabilitate and redevelop the Carver neighborhood ensuring Carver's architectural and historical significance and value making this community one of Richmond's treasures; and

NOW THEREFORE BE IT RESOLVED, faithfully committed to the Carver Area Civic Improvement League, Barbara Abernathy served for fourteen years as its President and continued her steadfast support, perseverance, commitment and love for her community for many years thereafter; and

BE IT FURTHER RESOLVED, that the Commissioners of the Richmond Redevelopment and Housing Authority hereby commend and congratulate Barbara Abernathy, for her outstanding and longtime service to the Carver neighborhood and the citizens of the City of Richmond; and be it

RESOLVED FURTHER, That this Resolution be spread upon the minutes of the meeting of the Board of Commissioners this 20th day of February 2007, and that the Executive Director of the Authority prepare a copy of this resolution for presentation to Barbara Abernathy, as an expression of the Board of Commissioner's gratitude for her many contributions to the City of Richmond and its citizens.

Commissioner Jackson then presented the framed Resolution and a gift of a clock

to Ms. Abernathy.

Ms. Abernathy thanked the Board and the Authority for the esteemed honor they bestowed on her in this manner and stated that she had enjoyed working with the Richmond Redevelopment and Housing Authority.

Commissioner Jackson then recognized the Executive Director for his comments.

Executive Director's Comments

Mr. Anthony Scott thanked the Board for selecting him as the Executive Director and promised to represent the Housing Authority well in the future. Mr. Scott then provided the Board with an *update of activities* that occurred after the January Board meeting. They were as follows:

◆ *Board Requests/Updates:*

- On February 6th, provided the Board with a copy of the letter to Senator Webb that included best wishes, in addition to information on RRHA and its collaboration in the City of Richmond.
- On February 14th, provided the Board with copies of action item responses to Mr. Muhammad, Ms. Cheeks and Ms. Valentine from the January 17, 2007 board meeting.

◆ *Strategic Plan and Feasibility Study Updates:*

- On January 31st, met with Mr. T.K. Somanath to discuss how RRHA and the Better Housing Coalition can continue to work collaboratively on development projects and other initiatives.
- On February 5th, met with Mr. Don Stern, Director of the Richmond City Health division.
- On February 21st, will meet with Mr. Gary Fletcher of the Richmond Workforce Investment Board.
- On February 22nd, will meet with Mr. Dan Tatar of the Federal Reserve Board.

◆ *Safety & Security Initiatives:*

- RRHA's Chief Hal Hazelton and Officers Spann, Edwards, Pitts and Banberger received Meritorious Service to Law Enforcement Awards

during the quarterly awards ceremony that was held at the Richmond Police Department. Congratulations were extended to Chief Hal Hazelton and his team for their fine efforts.

- Year to date, violent crime is down 15%, property crime is down 31% and total crime is down 28%.
- ◆ *Communication Events:*
 - As mentioned in the Affordable Housing report, on February 7th, RRHA launched the “Driven2Read” book club program by hosting its first annual Black History Awareness Program for the Youth Sports and Fine Arts Academy (YSFA). NASCAR representatives attended and spoke on careers and opportunities in NASCAR.
- ◆ *HUD Activities:*
 - On February 20th, met with HUD representatives regarding the SEMAP Confirmatory Review that will be conducted.
- ◆ *City/Council/Legislator Activities:*
 - On January 26th, provided Senator Henry Marsh with information on upcoming eminent domain activities.
 - On February 7th-9th, conducted orientation meetings with Councilpersons Tyler, Douglas, Robertson and Jewell. A meeting with Councilwoman Trammel is scheduled for March 14th.
 - On February 6th, staff participated in the Richmond Public Schools and Varina Schools “Job Shadowing Day”. Seven students shadowed staff and participated in the Executive Director’s Roundtable discussion.
 - On February 12th, met with Ms. Saphira Baker, Human Services Roundtable Deputy CAO, in regards to resident initiatives.
 - On February 15th, attended the Mayor’s Roundtable (formerly Neighborhood Schools) and agreed to return to talk more about RRHA activities.
 - Continue monthly meetings with the Mayor, Mr. William Harrell, and quarterly meetings with the Mayor’s Inter-Agency Task Force.
- ◆ *Staff Activities:*

- On February 18th, planned to join the YSFA on a ski trip. Was not able to attend, but Ms. Joan Seldon indicated the youth had a great time.
- On March 14th, will be meeting with School Board Superintendent Dr. Deborah Jewell-Sherman.

Commissioner Jackson took the opportunity to reintroduce Ms. LaTanja Davenport, RRHA's Internal Auditor. Commissioner Jackson informed the Board that Ms. Davenport will have a heightened role with the Board and will be working closely with them to focus on compliance, controls and processes. Ms. Davenport is presently working on an audit plan to focus on four to five key areas which will be presented to the Board in the near future. Commissioner Jackson asked Ms. Davenport if she would like to address the Board.

Ms. Davenport told the Board that she had been with the City Auditor's Office for approximately 10 ½ years and started working for RRHA in March of 2006. She went on to say that the work is challenging and that she looks forward to working closely with the Board.

Minutes

The Minutes from the *January 17, 2007 Regular Board Meeting* were presented for approval. Commissioner Sheila Hill-Christian moved for adoption of the Minutes, which were seconded by Commissioner Elliott Harrigan.

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 Jackson, Harrigan, Hill-Christian and Beshah

And the following voted "Nay":

None

And the following abstained:

None

Resolutions

Note: Resolutions numbered 1-6 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 pointed out to the Commissioners that Agenda Item No. 2 had been amended to show that the project is in conjunction with the City. A copy of the updated Resolution was included in the Board folders.

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority (“RRHA”) Approving the Submission of an Application to the Department of Housing and Urban Development (“HUD”) under Section 32 of the United States Housing Act of 1932 (the “Act”) to make Public Housing Dwelling Units Available for Purchase by Low-Income Families as Their Principal Residence, which was read and considered:

(07-08) WHEREAS, pursuant to the Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia, as amended, and specifically Sections 36-19(1) and (4), RRHA is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of its powers as a housing authority in the Commonwealth of Virginia, and, in connection with any housing project, to sell, lease, exchange, transfer, assign, pledge, or dispose of any real property or any interest therein.

WHEREAS, HUD regulations authorizing public housing agencies to sell individual dwelling units to families or to purchase and resale entities for resale to families, require as part of the application process that RRHA submit a resolution to HUD by RRHA’s Board of Commissioners (the “Board”) evidencing the Board’s approval of the proposed homeownership program;

WHEREAS, the Board has received prior reports and briefings on the planning process, and specific requirements for preparing a homeownership plan under Section 32 of the Act, and the substance of RRHA’s homeownership program at issue in Application;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby approve the program proposed in the Application to make 20 public housing dwelling units available for lease-purchase by low-income families as their principal residence.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for Three (3) Parcels in the Battery Park Project Area – 1711 Tyler Street, 1713 Tyler Street and 1724 Hickory Street, which was read and considered:

(07-09) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on review of the prices recommended by the City of Richmond for the acquisition of three (3) vacant structures located at 1711 Tyler Street, Block N-364, Parcel 5, 1713 Tyler Street, Block N-364, Parcel 7, and 1724 Hickory Street, Block N-364, Parcel 9, in the Battery Park Project Area be and hereby are accepted as the fully established and approved prices for the acquisition of such parcels; and

BE IT FURTHER RESOLVED that the Executive Director, acting on behalf of RRHA, be and hereby is authorized to accept the signed agreements by the City of Richmond to purchase 1711 Tyler Street, Block N-364, Parcel 5, 1713 Tyler Street, Block N-364, Parcel 7, and 1724 Hickory Street, Block N-364, Parcel 9 at the said prices.

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Prices for Two (2) Parcels in the 25th Street/Nine Mile Road Redevelopment Area – 1305 North 26th Street and 1317 North 26th Street, which was read and considered:

(07-10) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisals of the properties that the prices recommended by the Executive Director for the acquisition of two (2) parcels in the 25th Street/Nine Mile Road Redevelopment Area be and hereby are accepted as the fully established and approved prices for the acquisition of such parcels; 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 1305 North 26th Street, Block E-621, Parcel 22 and 1317 North 26th Street, Block E-621, Parcel 26, at the said prices.

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for Two (2) Parcels in the 25th Street/Nine Mile Road Redevelopment Area – 2526 Nine Mile Road and 1311 North 24th Street, which was read and considered:

(07-11) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisal of the property that the price recommended by the Executive Director for the acquisition of two (2) parcels in the 25th Street/ Nine Mile Redevelopment Area be and hereby is accepted as the fully established and approved prices for the acquisition of such parcels; 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 2526 Nine Mile Road, Block E-712, Parcel 12 and 1311 North 24th Street, Block E-618, Parcel 23 at the said prices.

Agenda Item No. 5 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the Carver/Newtowne-West Neighborhoods in Bloom Area – 2045-47 Moore Street, which was read and considered:

(07-12) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisals of the property that the price recommended by the Executive Director for the acquisition of one (1) vacant deteriorated duplex located at 2045-47 Moore Street in the Carver/Newtowne-West Neighborhoods In Bloom (NIB) Area and in the Newtowne-West Redevelopment and Conservation 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 2045-47 Moore Street, Block N-1004, Parcel 8 at the said price.

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 – 110 East 17th Street, which was read and considered:

(07-13) WHEREAS, Southside Community Development and Housing Corporation (SCDHC) submitted a letter requesting to purchase 110 East 17th Street, Block S-194; Parcel 27 in the Blackwell NIB Revitalization Area and the Blackwell Conservation Area to be rehabilitated 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 Neighborhoods in Bloom Revitalization Plan and the Blackwell Conservation 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 110 East 17th Street, Block S-194, Parcel 27 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.

Commissioner Jackson entertained a motion to adopt these resolutions. Commissioner Hill-Christian moved adoption, which was seconded by Commissioner Beshah and upon roll call the following voted “Aye”:

Commissioners Jackson, Harrigan, Hill-Christian and Beshah

And the following voted “Nay”:

None

And the following abstained:

None

Agenda Item No. 7 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Access to Funds from an Unsecured Line of Credit for the Model Homes Demonstration Project, which was read and considered:

(07-14) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) proposed to obtain a line of credit for the purpose of (i) purchasing, renovating and constructing property for the benefit of RRHA and/or (ii) for working capital needs from Wachovia Bank, N.A. (the “Bank”) through the execution and delivery of an unsecured promissory note in the aggregate principal amount of \$5,000,000.00 (the “Note”).

WHEREAS, the Board of Commissioners for RRHA approved this proposed resolution on December 21, 2005 authorizing RRHA to execute and deliver a promissory note and related documents pertaining to the unsecured line of credit.

WHEREAS, the proposed resolution stated that prior to acquiring the funds, a full accounting of project-related and start-up costs are required consisting of budget detail, method of repayment, and actual

spending patterns (where applicable).

WHEREAS, a full accounting of project-related costs associated with the model home demonstration project was presented and discussed at the Finance and Administration Committee meeting held February 7, 2007.

WHEREAS, the Board of Commissioners authorized the model home demonstration project consisting of two model homes on two lots in the Blackwell neighborhood on July 13, 2006.

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

- 1) Certain staff of RRHA is hereby authorized to acquire funds from the unsecured line of credit for the model home demonstration project for the construction of two model homes located at 300 East 17th Street and 301 East 16th Street.
- 2) This resolution shall take effect immediately upon its adoption.

Commissioner Jackson entertained a motion to adopt this resolution. Commissioner Beshah moved adoption, which was seconded by Commissioner Harrigan and upon roll call the following voted "Aye":

Commissioners Jackson, Harrigan, Hill-Christian and Beshah

And the following voted "Nay":

None

And the following abstained:

None

Closed Session

Commissioner Jackson stated that it would be necessary to go into closed session at 6:23 p.m. to discuss legal matters pertaining to eminent domain legislation.

Commissioner Hill-Christian read the following:

"I move that we go into closed meeting to consult with legal counsel and staff regarding specific legal matters pertaining to eminent domain legislation as permitted by Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act."

Commissioner Hill-Christian moved adoption, which was seconded by

Commissioner Beshah and upon roll call the following voted “Aye”:

Commissioners Jackson, Harrigan, Hill-Christian and Beshah

And the following voted “Nay”:

None

And the following abstained:

None

Commissioner Hill-Christian 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 February 20, 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 as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

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

Commissioners Jackson, Harrigan, Hill-Christian and Beshah

And the following voted “Nay”:

None

And the following abstained:

None

The meeting officially reconvened at 6:56 p.m.

WORK SESSION:

Strategic Plan Update

Commissioner Brian Jackson reported that due to the length of the meeting, discussion regarding the Strategic Plan Update would be postponed until the next work session. Commissioner Jackson apologized to those that may have been disappointed in not being able to hear the update at this time, but stated that he wanted to be cognizant of the Board's and the staff's time.

Legislative Roadblocks

Commissioner Jackson reported that the topic of legislative roadblocks had been discussed with Legal Counsel George Martin during the closed session portion of the board meeting; therefore, it did not need to be discussed during the work session.

There being no further business and upon motion made by Commissioner Beshah and properly seconded by Commissioner Harrigan, the meeting adjourned at 7:05 p.m.

Chairman

Executive Director/Secretary-Treasurer