

MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT THE BYRD PARK ROUNDHOUSE
BYRD PARK, RICHMOND, VIRGINIA
ON WEDNESDAY, MARCH 19, 2008

The Commissioners of Richmond Redevelopment and Housing Authority (“RRHA”) met in regular session in the Byrd Park Round House, Byrd Park, Richmond, Virginia, on March 19, 2008, at 5:30 p.m.

Chairman Brian K. Jackson, Esq. called the meeting to order at 5:52 p.m. with *General Counsel Gerald W.S. Carter, Esq., Harrell & Chambliss LLP*, present and upon roll call, the following were present:

Brian K. Jackson, Esq., Chairman

Marilyn B. Olds, Vice Chairman (joined the meeting at 6:00 p.m.)

J. Russell Parker, III

Elliott M. Harrigan

Guenet M. M. Beshah, Esq.

Cindy A. Mims

James A. Sties

And the following were absent:

None

Also present:

Anthony Scott, Executive Director

Doris Jackson-Crocker, Assistant to Executive Director

Paula T. Saje, Executive Administrative Assistant

Cassandra Scarborough, Deputy Executive Director of Administration

Leslie Cohoon, Acting Deputy Executive Director of Technology, Planning & Research

John Hill, Deputy Executive Director of Affordable Housing

Rodney Forte, Deputy Executive Director of Community Revitalization

Valena Dixon, Director of Communications

Garland Curtis, Deputy Director of Community Revitalization

LaTanja Davenport, Internal Auditor

George K. Martin, Esq., McGuireWoods LLP

Adam Harrell, Harrell & Chambliss

M. Maxine Cholmondeley, RRHA

Denise Vice, RRHA

Desi Wynter, RRHA

Stacey Fayson, RRHA

Otis Williams, RRHA

Michael Winstead, RRHA

Charles Howell, Richmond Branch of the NAACP

Mary Hopson, Idlewood Resident

Marian Jones, RTO Chaplin

Joyce Kenney, RTO

Delores Eldridge, RTO

Delores Robinson, RTO

Annie Giles, RTO

Scott Boyers, CBRE

Minutes

A quorum for the meeting was established and the Minutes from the *February 20, 2008 Board Meeting* were presented for approval. Commissioner Cindy Mims moved for adoption of the Minutes, which was 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 Marilyn B. Olds, J. Russell Parker, III, Elliott M. Harrigan, Guenet M. M. Beshah, Esq., Cindy A. Mims and James A. Sties

And the following voted “Nay”:

None

And the following abstained:

Commissioner Brian K. Jackson, Esq.

Citizens Information Period

There was no Citizens Information Period scheduled.

Commissioner Brian Jackson thanked everyone for coming to the meeting – those with connections to the agency and those for business.

Committee Reports

Commissioner Jackson requested that Board Committee Reports be presented and reiterated that the report would be given by staff members unless the Chair of the Committee expressed a wish to give the report. He added that if the staff gave the report, the Chair of the Committee could also add to the report at the end.

Ms. Cassandra Scarborough, Deputy Executive Director of Administration, reported that there was no report as the Committee had just met earlier in the day. There were no questions for Ms. Scarborough.

Mr. John Hill, Deputy Executive Director of Affordable Housing, provided the *Affordable Housing Report*. The Affordable Housing Committee met on March 4th. The conversion to the Visual Homes system is going well. The Key Performance Indicators (KPI) are on the rise for rent collection – up 13% from last month. Also, the number of completed work orders is on the rise, up 3% from last month. There were no questions for Mr. Hill.

Commissioner Brian Jackson provided the *Real Estate Committee Report*. Commissioner Jackson reported that the Committee met on March 19, 2008 and brought to the Board three (3) resolutions they recommend for approval. One additional resolution will be presented later. There were no questions for Commissioner Jackson.

Ms. Leslie Cohoon, Acting Deputy Executive Director of Technology, Planning & Research, provided the *Technology, Planning & Research (TPR) Committee Report*. The TPR Committee met the previous week. The minutes will be available next month.

Chairman Jackson thanked everyone who was involved for the Strategic Plan Update. It is so easy to read. They did a great job and the update is very informative. He especially liked the graphics which give a snapshot view and make it very easy to follow.

Chairman's Comments

On March 7th, on behalf of the Chairman, notices regarding upcoming major events at RRHA were sent out to the Commissioners. Chairman Jackson thanked the Board members for “stepping up to the plate” and agreeing to attend RRHA and tenant events. He was pleased to note that there will be 100% participation in the HUD on-line Conflict of Interest training. However, there has never been 100% participation at the agency plan public hearing. Chairman Jackson would like to see that changed this year. It IS a public hearing and there should be a significant Board turnout. RRHA staff will continue to inform the Board of upcoming events they may be interested in attending.

Commissioner Mims spoke about the upcoming RRHA Day working for Women Build Habitat for Humanity, in honor of Women’s History Month, taking place on March 26th. She thanked Doris Jackson-Crocker for all her hard work in putting together a team for this event. Fifteen RRHA staffers will make up the team, with Ms. Jackson-Crocker acting as the logistics coordinator. Commissioner Mims also thanked Executive Director Anthony Scott for allowing the team to participate. She greatly appreciated it – “it means a lot.”

Executive Director’s Comments

Mr. Anthony Scott provided the Board with an *update of activities* that occurred after the February Board meeting, as outlined below:

- ◆ Strategic Plan and Feasibility Study
 - Internal Strategic Plan Communication
- ◆ Safety & Security Initiatives, which included crime stats
- ◆ Major Meetings/Conferences/Initiatives (City/Council/Legislator activities, HUD, Staff/Resident Activities & Future Planning)

Announcement:

Mr. Anthony Scott took great pleasure in introducing Ms. M. Maxine Cholmondeley. Ms. Cholmondeley will be coming aboard on March 20th as RRHA’s in-house legal counsel. She will come on full time in April as a new addition to the Executive Team. Chairman Jackson remarked that he is looking forward to working with Ms. Cholmondeley and benefiting from her many years of experience and expertise.

Miscellaneous:

Commissioner Mims reported that Lieutenant Herman Loney of the Richmond Police Department recently gave the RRHA Police Department a great compliment. Lieutenant Loney said, “what a great team of Police Officers RRHA has!”

RESOLUTIONS

Note: Resolutions numbered 1 and 2 were recognized and previously recommended to be approved by the Committee Chair. A slight change was proposed to Resolution 3 and recommended to be approved by the Real Estate Committee. Resolution 4 was presented to the Board. Explanations were provided where applicable.

Agenda Item No. 1 – Resolution approving the Deed of Lease by and between the Richmond Redevelopment and Housing Authority, as landlord, and Virginia Credit Union, Inc, as tenant, for approximately 3,337 rentable square feet of office space located in the Theatre Row Office Building and authorizing the Executive Director to execute such Deed of Lease, which was read and considered:

(08-18) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is the owner of that certain building located at 730 East Broad Street in the City of Richmond and more commonly known as the Theatre Row Office Building (the “Building”); and

WHEREAS, RRHA and Virginia Credit Union, Inc. (the “Credit Union”) have negotiated the Deed of Lease attached hereto (the “Lease”) pursuant to which RRHA shall lease to the Credit Union, and the Credit Union shall let from RRHA, approximately 3,337 rentable square feet of office space on the first floor of the Building; and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to approve the Lease and to authorize the Executive Director to execute and deliver the Lease;

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

The Lease, with any changes thereto acceptable to the Executive Director, is hereby approved, and the Executive Director is hereby authorized, on behalf of RRHA, to execute and deliver the Lease.

Agenda Item No. 2 – Resolution Amending Resolution Number 07-61 dated September 19, 2007 which approved the Acquisition Price for One (1) Parcel in the Blackwell Neighborhoods in Bloom Area – 1607 Stockton Street, which was read and considered:

(08-19) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) has previously executed an Option To Purchase Agreement to acquire one (1) structure in the Blackwell Conservation Area and in the

Neighborhoods In Bloom (NIB) Revitalization Area; and

WHEREAS, RRHA and the Property Owner have re-negotiated and agreed upon terms of an Option To Purchase Agreement thereby;

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 one (1) structure in the Blackwell Conservation Area and in the Neighborhoods In Bloom (NIB) Revitalization Area be and hereby are 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 1607 Stockton Street, Block S-194; Parcel 21 at the said price.

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority regarding Release of Certain Deed Restrictions created by Deed dated December 20, 1966 between Richmond Redevelopment and Housing Authority and Richmond Cold Storage Company, Inc. for property located at 433 North 18th Street, a Deed dated December 20, 1966 between Richmond Redevelopment and Housing Authority and Richmond Cold Storage Company, Inc. for property located at 401 North 18th Street and a Deed dated May 13, 1964 between Richmond Redevelopment and Housing Authority and Joseph Fekete and Irene K. Fekete for property located at 500 North 18th Street and 501 Oliver Hill Way, which was read and considered:

(08-20) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) by deed dated December 20, 1996 (“Deed 1”) and recorded in the Clerk’s Office of the Circuit Court of the City of Richmond, Virginia (the “Clerk’s Office”) in Deed Book 642D, page 242, imposed certain restrictions on the subject property and reserved certain streets, rights of way and easements affecting certain real property more particularly described therein (“Property 1”), and

WHEREAS, by deed (“Deed 2”) dated December 20, 1966 and recorded in the Clerk’s Office in Deed Book 642D, page 251, RRHA imposed certain covenants, conditions and restrictions, and reserved certain streets, rights-of-way and easements, affecting certain real property more particularly described therein (“Property 2”), and

WHEREAS, by deed (“Deed 3”) dated May 13, 1964 and recorded in the Clerk’s Office in Deed Book 624B, page 558, RRHA imposed certain covenants, conditions and restrictions, and reserved certain streets, rights-of-way and easements, affecting certain real property more particularly described therein (the “Property 3”), and

WHEREAS by Deed of Correction by and between RRHA and Richmond Cold Storage Company, Inc. (RCS) dated as of April 9, 2004 and recorded in the Clerk’s Office as Instrument No. 04-015838, RRHA and RCS modified Deed 1 and Deed 2 referenced above and clarified that the covenants, conditions and restrictions contained in Paragraph “(e)” of each of Deed 1 and Deed 2 were effective only for the period of twenty (20) years dated from June 26, 1961 described in Paragraph “(c)” of each of Deed 1 and Deed 2. Such

twenty-year period has expired, and therefore the covenants, conditions and restrictions set forth in Paragraphs “(c)” and “(e)” of each of Deed 1 and Deed 2 no longer encumber Property 1 or Property 2, and

WHEREAS, by Termination of Covenants, Conditions and Restrictions by and between RRHA and Bacon Housing SCP, L.P. (“Bacon Housing”) dated as of January 2, 2006 and recorded in the Clerk’s Office as Instrument No. 06-04177, RRHA terminated those certain covenants, conditions and restrictions set forth in subparagraphs (e)(1) through (e)(6) of Deed 3. By their terms, the covenants, conditions and restrictions contained in Paragraph (a) of Deed 3 have expired.

WHEREAS, as of the date hereof, property referenced by Deed 1 and property referenced by Deed 2 are owned by The Foundation L.L.C. (“The Foundation”) As of the date hereof, a portion of property referenced by Deed 3 is owned by Richmond Art Colony, LLC (“Art Colony”) and the remainder of property referenced by Deed 3 is owned by Bacon Housing.

WHEREAS, The Foundation, and Bacon Housing have requested that RRHA release Property 1, Property 2 and Property 3 from all of the covenants, conditions and restrictions imposed by, and streets, rights-of-way and easements reserved by, Deed 1, Deed 2 and Deed 3.

WHEREAS, this was approved by the City of Richmond.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to execute and deliver the Quitclaim Deed and Termination of Covenants, Conditions and Restrictions attached hereto to release property referenced by Deed 1, property referenced by Deed 2 and property referenced by Deed 3 from all of the covenants, conditions and restrictions imposed by, and streets, rights-of-way and easements reserved by Deed 1, Deed 2, and Deed 3.

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing the Executive Director to Execute and Deliver a Deed for – 3005 East Main Street and 3007 East Main Street, which was read and considered:

(08-21) WHEREAS, the Richmond Redevelopment and Housing Authority (RRHA) is the owner of certain properties in the Fulton Conservation Area; and

WHEREAS, the properties are located at 3005 East Main Street, Block E-586, Parcel 4, and 3007 East Main Street, Block E-586, Parcel 5 in the Fulton Conservation Area; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners authorizes the Executive Director to execute and deliver a deed to USP Rocketts LLC, such deed to be in a form approved by General Counsel.

Discussion

Questions were asked by respective Commissioners on Resolution 4 and adequate responses were provided by staff or Mr. Scott.

Chairman Jackson entertained a motion to adopt Resolutions 1 – 3 and 4 (with the handwritten and initialed changes.) Commissioner Cindy Mims moved for adoption,

which was seconded by Commissioner Marilyn Olds and upon roll call the following voted "Aye":

Commissioners Olds, Parker, Harrigan, Beshah, Mims, Sties

And the following voted "Nay":

None

And the following abstained:

Commissioner Jackson

WORK SESSION

The Work Session originally planned for March will be presented in April.

SPECIAL MEETING

The Board of Commissioners discussed the possibility of conducting a special meeting to confer about personnel matters originally started during closed session at the February Board meeting. Commissioner Beshah will be contacting the Commissioners to arrange for the meeting.

Chairman Jackson entertained a motion to adjourn. Commissioner Cindy Mims moved for adoption, which was seconded by Commissioner Olds. There being no further business and upon unanimous vote, the meeting adjourned at 6:19 p.m.

Chairman

Executive Director/Secretary-Treasurer