

**Charlottesville Redevelopment and Housing Authority
Board of Commissioners Virtual Meeting**

Monday, January 25, 2021

Minutes

The Board of Commissioners of the Charlottesville Redevelopment and Housing Authority, (hereinafter “CRHA” or the “Housing Authority”) held the Special Meeting at 6:00 p.m. on January 25, 2021, via Video Conference with Chair Betsy Roettger presiding.

I. Call to Order

Chair Roettger called the Special Meeting of the Board to order at approximately 6:00 p.m. on January 25, 2021.

Reading of Code § 2.2-3708.2(A)(3)

Roll Call of Commissioners

	<u>Present</u>	<u>Absent</u>
Ms. Betsy Roettger, Chair	X	
Ms. Laura Goldblatt, Commissioner	X	
Ms. Lisa Green, Commissioner	X	
Dr. A’lelia Henry, Commissioner	X, <i>subsequent arrival</i>	
Mr. Michael Osteen, Commissioner		X
Ms. Carolyn Slaughter, Commissioner	X	
Mayor Nikuyah Walker, Commissioner	X, <i>subsequent arrival</i>	

Staff Present:

John Sales, Executive Director

Moment of Silence

Chair Roettger called for a moment of silence.

General Announcements

Safety Committee Meetings: Every other Tuesday, Next Meeting: February 22nd at 6:00 p.m.

Redevelopment Committee Meetings: 1st Thursday at 2:30 p.m.

CRHA Regular Meeting: Monday, February 22, 2021, at 6:00 p.m.

Board Work Sessions: Thursday, February 11, 2020 at 5:00 p.m.

Resident Services Committee: 2nd Tuesday of the month at 1:00 p.m.

II. Recognition of Distinguished Service (Res. 1422)

Chair Roettger read aloud CRHA Resolution #1422: A Resolution Recognizing the Dedication and Effort of Mr. Michael Osteen in his Service to the Residents and HCV/CSRA Program Participants of the Charlottesville Redevelopment and Housing Authority during his more than Four-Year Tenure as a CRHA Board Commissioner. Mr. Osteen was appointed by City Council to serve the CRHA community as a Commissioner of the CRHA Board of

Commissioners beginning in July of 2016 and a second term in July 2019. He shared his expertise in design, building and property management.

III. Public Comments Followed by PHAR Comments

Brandon Collins, PHAR, 1000 Preston Avenue Suite C, www.pharville.org, (434) 984-3255. Mr. Collins reminded those present that PHAR is the federally recognized Resident Council and Resident Advisory Board for residents of public housing in Charlottesville. Mr. Collins pointed out that this is the last Board meeting prior to the South First Street (SFS) Phase I groundbreaking on February 8th – an upcoming historic occasion. He mentioned PHAR’s role in advancing redevelopment through creation of the Positive Vision for Redevelopment. He encouraged the commissioners to ensure that the camera policy is brought back before the Board after resident review.

Ms. Slaughter thanked Mr. Collins and stated that she is grateful and anxious to see redevelopment moving forward.

IV. Updates from Commissioners and Discussion about Board Work Sessions

A. Safety Committee Update

Ms. Goldblatt announced that the Safety Committee Meeting notes are posted on the CRHA website. She stated that the committee is reviewing a working draft of a camera policy drawn up by Mr. Sales. Other items discussed included community safety measures, learning more about the new security firm and a no loitering policy. Lighting remains an ongoing issue. Mr. Sales added that the camera policy will be mailed with the rent statements and posted on the CRHA website and Facebook page.

V. Discussion and Approval of Resolutions

A. Resolution No.: 1420 – Procurement of Solid Waste Collection Services

Delores Adams, CRHA Procurement Manager via an interagency agreement, presented CRHA Resolution 1420 – a resolution authorizing the execution of a contract between CRHA and Updike Industries, Inc. for solid waste collection and removal. She explained that the service will be authority-wide and includes central maintenance and repair of commercial trash compactors located on CRHA properties as needed. Currently, Time Disposal provides waste management services.

CRHA issued IFB (Invitation for Bid) #20003 on September 21, 2020, through eVA (Virginia’s eProcurement Marketplace) and posted it on the Housing Authority’s website. More than 4,800 vendors were reached via eVA; three applicants responded by the October 9th deadline – BFI Republic dba Republic Services, Updike Industries and Waste Management. A contract totaling \$407,890 was awarded to Updike Industries, a small, women-owned business headquartered in Culpeper, VA for one year, renewable annually up to five years at the discretion of the Housing Authority.

Ms. Green motioned to approve CRHA resolution no. 1420. Ms. Slaughter seconded. The resolution passed. The “Ayes” and “Nays” were as followed.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Osteen			X	
Slaughter	X			
Walker			X	

B. Resolution No. 1421: Participation in CIS of Federal Home Loan Bank of Atlanta

Jeff Meyer explained that resolution no. 1421 authorizes CRHA to participate in the Community Investment Services (CIS) Programs of the Federal Home Loan Bank of Atlanta, including the Affordable Housing Program. Last year, CRHA applied to the Federal Home Land Bank of Atlanta for a grant to fund Phase I of redevelopment (Crescent Halls and SFS Phase I). Both grants were awarded, however the funds cannot be expended until redevelopment is complete. The resolution updates Grant Duffield’s authorization with Mr. Sales.

Ms. Goldblatt motioned to approve CRHA resolution no. 1421. Ms. Green seconded. The resolution passed. The “Ayes” and “Nays” were as followed.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Osteen			X	
Slaughter	X			
Walker			X	

VI. Executive Director Update on COVID-19

Mr. Sales reported that the Housing Authority was short-staffed maintenance and rental office personnel due to COVID-19 in December. The highlights of the report were:

- Public Housing - In 2020, there were 20 new admissions in Public Housing. The Housing Authority anticipates 9-12 new tenants leasing-up in January and is moving ahead with March and April annual recertifications.
- Maintenance – Added four new maintenance techs who will be working on turns, two additional techs will start within the next two weeks.
- HCV/Section 8 – There were 75 new admissions, which is a 21% increase in total vouchers. CRHA was awarded 40 new Mainstream Vouchers, expecting an allocation of \$362,000. The application period will run January 29th-February 26th.
- Housing Stabilization Program – Filled the Housing Stabilization Coordinator position with an internal candidate – Claudette Green. The goal of the program is to help tenants pay rent regularly and on time.

VII. Redevelopment Update

Since Dave Norris has moved on to another opportunity, Kathleen Glenn-Matthews provided a brief update on redevelopment. She announced that a virtual community meeting is scheduled for Sunday, January 31st at 3:00 p.m. to discuss the redevelopment timeline, Section 3 jobs and to offer a Question & Answer session with the contractors. Flyers were also distributed to the local neighborhood association and other community neighbors.

The Redevelopment Committee meeting will change from every Thursday to the first Thursday of each month at 2:30 p.m. The meeting is open to the public and will focus on broad redevelopment issues. Jay Kessler will facilitate a biweekly Vision Keepers meeting of key stakeholders, focusing on progress of Phase I projects. Also, CRHA will hold monthly neighborhood updates between the general contractors and the residents of SFS.

VIII. Public Comments

Don Gathers, PHAR. – Mr. Gathers wished a happy belated birthday to Joe Rice, meeting moderator. He thanked the Board for advancing redevelopment to this point and Mr. Sales for his leadership.

IX. Closed Session

Chair Roettger motioned that CRHA close the virtual open Board meeting and go into a closed session for the purpose of discussion of personnel matters, as authorized by Section 2.2-3771.A.1 of the Code of Virginia. Ms. Green seconded. The “Ayes” and “Nays” were as followed.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Osteen			X	
Slaughter	X			
Walker			X	

The Board convened in closed session at 7:00 pm via a separate Zoom meeting. In attendance were Chair Betsy Roettger and Laura Goldblatt, Lisa Green, Dr. A’lelia Henry and Mayor Nikuyah Walker.

CERTIFICATION OF CLOSED SESSION

WHEREAS, the Charlottesville Redevelopment and Housing Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712(D) of the Code of Virginia requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Charlottesville Redevelopment and Housing Authority 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 CRHA.

Dr. Henry motioned to close the closed session. Ms. Goldblatt seconded. The “Ayes” and “Nays” were as followed.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Osteen			X	
Slaughter	X			
Walker	X			

X. Adjournment

Chair Roettger called for a motion to adjourn the virtual CRHA Board meeting. *Ms. Goldblatt motioned to adjourn the virtual meeting of the CRHA Board of Commissioners. Ms. Green seconded. The “Ayes” and “Nays” were as followed.*

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Roettger	X			
Goldblatt	X			
Green	X			
Henry	X			
Osteen			X	
Slaughter	X			
Walker	X			

Chair Roettger adjourned the meeting at 8:30 p.m.

The Charlottesville Redevelopment and Housing Authority Board of Commissioners approved the January 25, 2021, Meeting Minutes on _____.

Mr. John Sales, Executive Director

Date

Recorded by:

Leslie Deane, Administrative Assistant

Date