

**CITY OF ROANOKE
REDEVELOPMENT AND HOUSING
AUTHORITY**



BOARD OF COMMISSIONERS

REGULAR MEETING

January 26, 2026



PUBLIC NOTICE OF MEETING

The **REGULAR MEETING** of the
City of Roanoke Redevelopment and Housing Authority
BOARD OF COMMISSIONERS

will be held on

Monday, January 26, 2026
at 3:00 p.m.

As set forth in the Americans with Disabilities Act (ADA) of 1990 and Section 504 of the Rehabilitation Act of 1973, RRHA does not discriminate on the basis of disability, and is willing to assist citizens with special needs. If you have a hearing or vision disability and wish to attend any RRHA public meeting, please contact us seven (7) days prior to meeting date at (540) 983-9286 or Roanoke Redevelopment and Housing Authority, 2624 Salem Turnpike, NW, Roanoke, VA 24017.

Date of Public Notice: January 20 2026



AGENDA

REGULAR MEETING OF THE COMMISSIONERS OF THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY 2624 Salem Turnpike, NW – Roanoke, Virginia – 24017

January 26, 2026
3:00 pm

I. CALL TO ORDER – ROLL CALL

Carr; Carter; Coles; Jennings; Karney; Walker; Wright

II. REPORTS

1. Executive Report
2. Staff Reports – Frederick Gusler
3. Committee Reports
4. Commissioner Comments
5. City Council Liaison Comments or Discussion
6. Residents or other community members to address the Board

III. CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine by the Board of Commissioners and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

- C-1 Minutes of the Regular Meeting of the Board of Commissioners held Monday, December 15, 2025.

RECOMMENDED ACTION: Dispense with the reading thereof and approve as recorded.

- C-2 Monthly Operations Report for the month of December 2025.

RECOMMENDED ACTION: File as submitted.

Consideration for approval of the above Consent Agenda:

Motion _____ Second _____

Carr; Carter; Coles; Jennings; Karney; Walker; Wright

IV. **ADJOURNMENT**

Motion _____ Second _____

Carr; Carter; Coles; Jennings; Karney; Walker; Wright

APPROVAL OF MINUTES
REGULAR MEETING
DECEMBER 15, 2025

MINUTES OF A REGULAR MEETING OF THE

COMMISSIONERS OF THE

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

The Commissioners of the City of Roanoke Redevelopment and Housing Authority met on Monday, December 15, 2025.

I. CALL TO ORDER – ROLL CALL

Chair Carr called the meeting to order at 3:00 p.m. and declared a quorum was present.

PRESENT: Commissioners Coles, Karney, Walker, Chair Carr

ABSENT: Commissioners Jennings, Wright, Vice Chair Carter

OFFICER PRESENT: Mr. David Bustamante, Secretary-Treasurer

ALSO PRESENT: Mark Loftis, Legal Counsel; Jackie Austin, VP of Finance; Joel Shank, VP of Operations; Tina Bousman, Human Resources Manager, Meghan Castañeda, Administrative Manager/Executive Assistant; Frederick Gusler, Director of Redevelopment and Revitalization; Brenda Prieto, Manager of PR/MKTG/SM; Chasidy Blankenship, Recruiter/Human Resources Assistant;

Chair Carr welcomed everyone to today's meeting and invited Mr. Bustamante to share the Executive Report.

II. REPORTS

1. Executive Report

Mr. Bustamante reported there had been a short turnaround since the November Board Meeting but provided several updates. He explained the U.S. Senate appeared to

be working on a “minibus” appropriations bill, meaning only a subset of the twelve appropriations bills were being advanced, including the Transportation, Housing, and Urban Development (T-HUD) bill. He noted the House and Senate were scheduled to go on leave on December 17 and 18, respectively, leaving limited time to work on appropriations this month. He reminded the Board that the federal government was operating under a continuing resolution through January 30 and expressed hope either the T-HUD bill would be passed or that a full-year continuing resolution would be adopted, emphasizing the desire to avoid another government shutdown.

Mr. Bustamante stated the security guard contract approved by the Board at the previous meeting had been implemented. He met with the new security company and described them as being professional. Discussions included balancing the security guard’s presence between the front desk and walking the building, given that only one guard was assigned. As an improvement, QR codes have been installed throughout the building, requiring the security guard to scan each location during rounds so supervisors and management could verify patrols. He reported the company began service on December 10.

Mr. Bustamante advised the crime information included in the public housing reports was incomplete because the City had changed its process and now required a Freedom of Information Act (FOIA) request each time crime data was requested. He stated that he had attempted to appeal this requirement without success and was continuing to work on the issue, noting this change made it difficult to receive the data in time for Board reports.

He further informed the Board discussions had taken place with the Board's City Liaison, Councilman Nash, regarding delays in the City of Roanoke's review and approval of environmental clearances. He explained Frederick Gusler had met with City-hired consultants intended to assist with the environmental review process, but the Authority's environmental submissions had still not been approved. Mr. Bustamante emphasized that the Authority's Capital Fund submission, provided to the City in June 2025, remained unapproved and was holding up approximately \$3.9–\$4.0 million in funding, preventing the issuance of new projects. He cited additional projects affected by the delays, including the Old Spanish Trail acquisition proposal submitted on August 29, 2025, the sale of a single-family home at 1203 Melrose submitted in August 2025, a rent-related submission, and a radon grant submitted on May 17, 2024, which had also not yet been approved. He stated, absent intervention, the only remaining option might be to elevate the issue to the Mayor and requested any assistance Board members could provide in facilitating approval of the environmental reviews.

Mr. Gusler clarified he had met with consultants from an out-of-state firm that regularly consulted for the City. Mr. Bustamante explained the City Manager had initially been unaware of the environmental submissions, later indicated consultants would be hired to assist with approvals, and that despite those steps approvals had not been received. He noted environmental reviews had historically been completed quickly and that delays of this length were unprecedented. Board members discussed potential outreach to City department leadership and City Council to raise awareness of the financial impact and project delays.

Mr. Bustamante also reported an issue at Hurt Park, where Glo Fiber had

damaged sewer lines serving three units. He stated a meeting with Glo Fiber was scheduled for the following morning. Mr. Shank added a contractor had been hired to make repairs, Authority maintenance staff would be present during excavation, and documentation would be gathered to determine responsibility. Mr. Bustamante confirmed the three units are occupied and that residents had been advised to limit use of washing machines to prevent sewer backups while repairs were pending.

In response to questions, Mr. Bustamante reiterated delays in crime data reporting could result in reports reflecting information a month after incidents occurred, with uncertainty as to which reporting period the data would appear in. He also noted that he had attempted to contact the Police Chief regarding drive-throughs at Morningside and Melrose but had not yet received a response.

Mr. Bustamante concluded his report and offered to provide additional information as requested.

2. Staff Reports

Chair Carr asked for staff reports. There were none.

3. Committee Reports

Chair Carr asked for committee reports. There were none.

4. Commissioner Comments

Chair Carr asked for commissioner comments. There were none.

5. City Council Liaison Comments or Discussion

Chair Carr asked for comments from the City Council Liaison. There were none.

6. Residents or other community members to address the Board

Chair Carr asked for comments from community members. There were none.

CONSENT AGENDA

- C-1 Minutes of the Regular Meeting of the Board of Commissioners held
Monday, November 24, 2025.

RECOMMENDED ACTION: Dispense with the reading thereof and approve as recorded.

- C-2 Monthly Operations Report for the month of November 2025.

RECOMMENDED ACTION: File as submitted.

Commissioner Karney introduced a motion to approve the Consent Agenda.

The motion was seconded by Commissioner Coles and upon roll call, the following vote was recorded:

AYES: Commissioners Coles, Karney, Walker, Chair Carr

NAYS: None

REGULAR AGENDA

1. Resolution No. 4271

Mr. Bustamante presented the annual resolution establishing the Board of Commissioners Meeting Schedule for the upcoming year. He explained Board meetings were typically held on the fourth Monday of each month at 3:00 p.m. and noted two meeting dates had been adjusted. The May meeting date was changed because it conflicted with the Memorial Day holiday, and the December meeting date was adjusted

due to the holiday vacation period for many employees. Mr. Bustamante stated, upon Board agreement, the updated schedule would be distributed so members could place the meetings on their calendars and invited Board members to identify any additional conflicts so changes could be made. With no board questions, Commissioner Coles introduced Resolution 4271, and Commissioner Walker seconded the motion. Upon roll call, the following vote was recorded:

AYES: Commissioners Coles, Karney, Walker, Chair Carr

NAYS: None

Chair Carr thereupon declared said motion carried and Resolution No. 4271 was adopted as introduced.

RESOLUTION OF THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY, PURSUANT TO ARTICLE III, SECTION 2 OF THE BYLAWS, DESIGNATING A DIFFERENT PLACE, DATE, AND/OR TIME FOR CERTAIN 2025 REGULAR MEETINGS OF THE BOARD OF COMMISSIONERS

WHEREAS, Article III, Section 2 of the Bylaws of the City of Roanoke Redevelopment and Housing Authority (RRHA) provides that the regular meeting of the Board of Commissioners shall be held the fourth Monday of each month at 3:00 p.m. at the RRHA office, 2624 Salem Turnpike, NW, Roanoke, Virginia; and

WHEREAS, Article III, Section 2 of the Bylaws of the RRHA provides that the Board of Commissioners may by resolution designate a different place, date, and/or time for any meeting; and

WHEREAS, it is in the best interest of RRHA to designate different place, date, and/or time for certain regular meetings of the Board of Commissioners in 2026.

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

- (1) The regular meeting of the Board of Commissioners for the month of May 2025 shall be held on Monday, May 18, 2026 at 3:00 p.m. at the RRHA office, 2624 Salem Turnpike, NW, and Roanoke, Virginia 24017.
- (2) The regular meeting of the Board of Commissioners for the month of December 2025 shall be held on Monday, December 14, 2026 at 3:00 p.m. at the RRHA office, 2624 Salem Turnpike, NW, and Roanoke, Virginia 24017.

III. **ADJOURNMENT**

There being no further business to come before the Board, Commissioner Coles moved the meeting be adjourned.

The motion was seconded by Commissioner Karney and upon roll call the following vote was recorded:

AYES: Commissioners Coles, Karney, Walker, Chair Carr

NAYS: None

Chair Carr declared the meeting adjourned at 3:18 p.m.

Thomas Carr, Chair

David Bustamante, Secretary-Treasurer

Exhibits from November 24, 2025 Minutes previously circulated