

Minutes of the Navy Hill Development Advisory Commission December 4th Working Meeting

Wed., Dec. 4, 2019

6:30
PM

Richmond City Council Chambers
900 E. Broad Street, Richmond VA

Members Present

Pierce Homer (Chair), John Gerner (Vice Chair), Grindly Johnson, Suzanne Long, Dr. Hakim Lucas, Mimi Sadler, Michael Schewel, and Dr. Corey Walker.

Call to Order

Pierce Homer called the meeting to order and welcomed the attendees. These included City Council members Kimberly Gray, Stephanie Lynch, and Ellen Robertson.

Introductions

Individual commission members introduced themselves.

Approval of Minutes of the Previous Meeting

Minutes of the November 16th meeting were approved.

Disclosures

There were no disclosures at this meeting.

Freedom of Information Act (FOIA)

The commission received one FOIA request between the November 16th and December 4th meetings. This was a November 20th request concerning commission member correspondence with Paul Goldman, Jeremy Lazarus, and Joseph "Joe" Morrissey. The response to that request is at:

http://www.navyhillcommission.org/2019-11-20_NHDAC_FOIA_Request-With_Cover_Emails.pdf

Commission Member John Gerner's Presentation with Current Major Questions

These questions related to the commission financial model. Topics included: increment financing area (aka TIF district) parcels; increment financing area (aka TIF district) description in ordinances; definition of "baseline real estate value" (especially considering rehabilitation property tax abatements); sponsorships; city funding during initial years; fund expiration dates; and fiscal impact analysis. His presentation slides are available at:

http://www.navyhillcommission.org/John_Gerner_Dec_2_Presentation.pdf

Commission Member Corey D. B. Walker's Presentation on Navy Hill Process

Topics included: Navy Hill commission ordinance; a proposed Navy Hill Development Advisory Commission report framework; and program of work. His presentation slides are available at:

http://www.navyhillcommission.org/Walker-Navy_Hill_Process_Presentation-Dec_4.pdf

Benjamin Teresa's Presentation on Affordable Housing

He is a VCU assistant professor and co-director of the RVA Eviction Lab. Topics included: defining public benefit; housing tenure and affordability; defining Richmond's housing needs; and impacts to housing affordability from large-scale redevelopment. His presentation slides are available at:

http://www.navyhillcommission.org/Benjamin_Teresa_Presentation-Dec_4.pdf

Steve Fischbach's Presentation on Navy Hill and Public Housing Redevelopment

He is litigation director of the Virginia Poverty Law Center. Topics included: what is public housing; RRHA residents and waiting list; Navy Hill and public housing; RRHA public housing communities; RRHA's redevelopment plans; and recommended approaches. His presentation slides are available at:

http://www.navyhillcommission.org/Steve_Fischbach-Navy_Hill_and_RRHA_Redevelopment-Dec_4.pdf

Elected Officials Comments

City Council member Kimberly Gray shared her personal experience with those that are homeless and talked about how it is relevant to the Navy Hill project. City Council Ellen Robertson thanked commission members for their voluntary efforts, and said that City Council is looking forward to the commission's report and recommendations. She also talked about affordable housing and its relation to the Navy Hill project. She later provided written comments, which are attached.

Public Comment Period

Charles Willis said that much of the presentation discussion did not relate to the Navy Hill project or its ordinances. Richard Rumrill talked about public housing and VCU's tax situation. Allan Chipman said that our city is not in an arena crisis, it is in a low-income housing crisis and that a portion of this is publicly funded. Mark Kronenthal, council for the NH District Corp., pointed out that the group's actual promotional statement is that the Navy Hill project is the largest commitment to "affordable" housing, not "public" housing. John Bolton with Better Housing Coalition talked about its plans with the Navy Hill project. Dr. Malcolm Andres talked about workforce development and the Navy Hill project. Written public comments are attached. These are from the Metropolitan Business League, Jonathan Marcus, Kourtney Smith, Quinton Robbins, and Josh Stanfield.

Planning Discussion about Upcoming Commission Report and Future Meetings

Commission Chair Pierce Homer and other members discussed a preliminary outline of the commission report and its potential topics.

Adjournment

Audio Recording

Available at:

http://www.navyhillcommission.org/2019-12-04_Navy_Hill_Commission_Meeting.mp3

Michael Hallmark's Response to Rich Meagher's Presentation

After the meeting, Capital City Partners' Michael Hallmark provided this rebuttal. It is available on the Navy Hill commission website at:

http://www.navyhillcommission.org/2019-12-05_Rebuttal_of_Meagher_Presentation_with_List.pdf

Recent Press Coverage of Commission Efforts and Members:

Richmond Times-Dispatch (December 6, 2019)

https://www.richmond.com/news/plus/williams-you-can-t-vet-the-navy-hill-project-without/article_76b827c6-3027-51ef-9cef-b7f467afce54.html

VPM (December 5, 2019)

<https://vpm.org/news/articles/8916/affordable-housing-in-coliseum-redevelopment-deal-wont-target-those-most-in-need>

Style Weekly (November 26, 2019)

<https://www.styleweekly.com/richmond/eviction-city/Content?oid=15340683>

VPM (November 22, 2019)

<https://vpm.org/news/articles/8625/richmond-wants-to-redevelop-its-coliseum-using-tax-increment-financing-but-how>

Richmond Free Press (November 22, 2019)

<http://m.richmondfreepress.com/news/2019/nov/22/pushback/?page=1>

From: Robertson, Ellen F. - City Council

Sent: Friday, December 6, 2019 7:22 AM

To: Downey, Peter L. - DED <Lee.Downey@Richmondgov.com>; Jackson, Brian - User <bjackson@hf-law.com>; Mason, Nacole G. - HCD <Nacole.Mason@richmondgov.com>; Dunlap, Douglas C. - HCD <Douglas.Dunlap@richmondgov.com>; Sledge, Leonard L. - DED <Leonard.Sledge@richmondgov.com>; Brown, Meghan K. - Council Chief of Staff Office <Meghan.Brown@richmondgov.com>

Subject: Fwd: Microblog #101

Richmond has many regional housing. The Navy Hill Commission should see this. I would hope it helps show how it takes partners making substantial investments to build affordable housing.

Sent from my iPhone

Begin forwarded message:

From: Housing Virginia <admin@housingvirginia.org>

Date: December 6, 2019 at 6:59:05 AM EST

To: "Robertson, Ellen F. - City Council" <Ellen.Robertson@richmondgov.com>

Subject: Microblog #101

Reply-To: Housing Virginia <admin@housingvirginia.org>

Microblog #101

192 words

A Literally Groundbreaking New Model for Housing and Health Partnerships



New Jersey's State Housing and Mortgage Finance Agency (NJHMFA), together with the Corporation for Supportive Housing (CSH), is spearheading an innovative approach for hospitals to build affordable housing.

Over the past few years, NJHMFA and CSH worked with 25 hospital systems in New Jersey to encourage hospitals to begin participating directly in new housing developments. Hospital participation could be in the form of land donation, financing or direct developer/ownership roles. New Jersey currently has six affordable housing developments in the pipeline with hospital partners. NJHMFA offers matching financing and assistance to hospitals who commit to funding and supporting new projects.

For example, St. Joseph's Hospital Paterson, New Jersey is building a 71-unit, \$20 million supportive housing project on land it owned adjacent to its hospital. NJHMFA committed \$3 million in subsidy to the project and has lent St. Joseph's a matching \$3 million contribution. St. Joseph's has partnered with a local nonprofit developer to build and provide services for the project.

New Jersey is hoping to expand this model and committed new funds to grow this program. Could this be part of the future for healthy, affordable housing in Virginia?

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Our mailing address is:

Housing Virginia
203 N Robinson St
Richmond, Virginia 23220

Letter of support for the Navy Hill Project

Floyd Miller <fmiller@thembl.com>

Fri 12/6/2019 2 28 PM

To: stephanie.lynch@richmondgov.com <stephanie.lynch@richmondgov.com>

Cc: John Gerner <johnnergner@navyhillcommission.org>; meghan.brown@richmondgov.com

<meghan.brown@richmondgov.com>; Lawrence.Anderson@richmondgov.com

<Lawrence.Anderson@richmondgov.com>; 'Stoney, Levar M. - Mayor' <Levar.Stoney@richmondgov.com>

■ 1 attachments (267 KB)

Navy Hill Letter of Support with signatures.pdf;

To the Honorable Stephanie Lynch,

Thank you for your continued support and leadership.

Please see the attached letter of support for the Navy Hill project, including over fifty (50) signatures from business owners (MBL Members) for your perusal.

Regards,

Floyd E. Miller II, M. Ed.
President & CEO

METROPOLITAN BUSINESS LEAGUE

Mailing | P.O. Box 26751
Richmond, VA 23261-6751

Physical | 707 E. Main Street, Suite 1615
Richmond, VA 23219

804.649.7473 ph
804.339.9972 cell
fmiller@thembl.org
www.thembl.org





Guide. Connect. Succeed.

November 20, 2019

On behalf of our members, the Metropolitan Business League (MBL) is happy to endorse and fully support the Navy Hill proposal. The Navy Hill redevelopment will breathe new life into Richmond's downtown, bring much needed tax revenue to the city for schools and city services, and increase economic opportunities for all citizens of Richmond.

For over 50 years, the MBL has fostered business development and expansion for small, women- and minority-owned businesses. We believe the Navy Hill project advances this critical mission with a historic investment of \$300 million for minority contractors – the largest in Richmond's history. This investment will help train unskilled workers in trades, turn those jobs into careers, and increase equity and wealth-building among minority-owned employers.

The Navy Hill team has done its research. Per the City's request for proposal, they have identified a problem with Richmond's broken downtown and have come up with a plan to complete it without raising taxes. By raising over \$1 billion in private investment, this project will include an arena to attract A-list acts and sporting events and provide an entertainment hub for locals and tourists alike; a convention hotel that will allow Richmond to compete for more conventions and other business; and mixed-income housing to build a greater sense of community among those who call Richmond home.

We are certain that the Navy Hill project will create opportunities to the benefit of all Richmonders. We are glad to support a project that will take an area that has long been forgotten and rebuild it into something that residents will be proud of, that future generations will enjoy, and that will help fund key City priorities, like schools, affordable housing and city services. Navy Hill will turn this historic area into something vibrant, attractive and revenue-producing for the city.

The MBL believes in the economic prosperity of the Commonwealth of Virginia and we look forward to seeing our downtown area transformed into a thriving economic center. As such, the Navy Hill development has MBL's highest endorsement.

Sincerely,

A handwritten signature in black ink, appearing to read "Floyd E. Miller II".

Floyd E. Miller II, M. Ed.
President & CEO

A handwritten signature in black ink, appearing to read "Scottessa Hurte".

Mrs. Scottessa Hurte
Board Chair



Guide. Connect. Succeed.

I have read the attached letter and agree to sign in support of the Navy Hill project.

1. Kathryn Nolan
2. ~~Stu DD~~
3. G. Han
4. Michael Hume
5. Maria Elsename
6. Charles & Reynolds
7. J. C. Coft
8. Chita Gelman
9. Josephine Razberry
10. Lawrence Robb
11. ~~Agile~~
12. ~~Dunk~~
13. ~~Coft~~
14. ~~Coft~~
15. Kate G. H.
16. Vayle J. Ward
17. Katalyn I. Blom
18. Brian Toback
19. J. D. Bell
20. JAMES ROBB JR
21. ~~Coft~~



Guide. Connect. Succeed.

I have read the attached letter and agree to sign in support of the Navy Hill project.

- 1 Edward Brown
- 2 Bernie Richardson
- 3 Modupe Tsch
- 4 Sheila Fisher
- 5 James Newsome Jr
- 6 Cindy Newsome
- 7 Michelle Miller
- 8 Lloyd A. Young
- 9 Heather P. Anderson
- 10 Amanda Alexander
- 11 [Signature]
- 12 Hanga El-Sabbam
- 13 [Signature]
- 14 Connie Horn
- 15 David Robner
- 16 Nabole Mason
- 17 Jettie Meade
- 18 [Signature]
- 19 Janet Gueman
- 20 Carol Meloy-Fatt



Guide. Connect. Succeed.

I have read the attached letter and agree to sign in support of the Navy Hill project.

- 1 Shannon Loy
- 2 Nancy Inman
- 3 Chelsea Brown
- 4 Heidi Brarway
- 5 Carolyn Damm
- 6 Henri W. S.
- 7 Kylee Lee
- 8 Shel K. K. K.
- 9 John
- 10 John
- 11 _____
- 12 _____
- 13 _____
- 14 _____
- 15 _____
- 16 _____
- 17 _____
- 18 _____
- 19 _____
- 20 _____

Question for the Commission on Navy Hill

Jonathan Marcus <jonmarcus59@gmail.com>

Tue 11/26/2019 8:04 PM

To: All Members <members@navyhillcommission.org>

In comparing the possible merits with certain risks inherent in the Navy Hill project, please consider this question: How does the Navy Hill project compare to the city doing no massive project on the site at all?

The range of possible answers to this question should take into account broad observations and implications.

On one hand, Richmond's taxpayer-funded forays into commercial development masquerading as public projects have often fared poorly, and have cost the city dearly. The Redskins Training Facility and the Sixth Street Marketplace are examples. These project have failed to perform as the projections promised. Indeed, as far as I know, the taxpayers are still paying for both projects, and the promised income never came. Skepticism regarding a far more massive city venture is certainly in order.

On the other hand, organic growth in various parts of the city have been fueled by entrepreneurial energy and an increasingly dynamic citizenry. Examples of dramatic organic growth in recent decades include Cary Street, Church Hill, The Fan and the Museum District, Scott's Addition, and Manchester. In all these examples, the growth has surged and the tax base has multiplied – all without taxpayer risk.

In considering "Navy Hill vs. Organic Growth," it would be fair to assess the likelihood of organic growth and development in the downtown area due to various factors, including a pent-up demand for more housing, the beneficial effects of new zoning intended to stimulate growth, and the increasing demand for urban living.

In short: It seems extremely likely that if the city does not impose a massive project at great public expense, and simply enacts appropriate zoning and normal allowances for infrastructure, the growth will happen in a more creative and broadly beneficial way.

Thank you for considering the question, and thank you again for your careful work. With

kindest regards,

Jonathan Marcus

West Grace Street resident in The Fan

Public housing statement

kourtney smith <kourtneysmith3922@yahoo.com>

Thu 11/28/2019 12:38 PM

To: All Members <members@navyhillcommission.org>

Hi,

Kourtney Smith here first I would like to say I hope everyone here today has had a nice and joyful Thanksgiving with family and friends.

Today we discuss a subject that is very important public housing and helping to bring about healthy communities across the city of richmond.

I've seen first hand some of the wrongs that have been done to public housing resident's over the course of years.

- False personal written eviction notices.

Ex. Evictions written by management and not City/county courts

- . Demanding extra payments from residents outside of rental payments in leasing agreements

- . Misplacing full leasing agreements/ important documents that are vital to legal periodic lease agreements

Those are just a few things I have seen personally.

I do hope this helps sheds some light on some of the problems that are in need of solutions.

I say Thank you on behalf of all public housing resident's for your patience, effort, and time on this vital matter at hand.

Growth Rate of Taxable Properties in Increment Financing Area

Quinton Robbins <q@qntnrbs.com>

Mon 12/2/2019 10 42 PM

To: All Members <members@navyhillcommission.org>

■ 1 attachments (4 MB)

Market Growth.xlsx;

This worksheet is available at at:

http://www.navyhillcommission.org/Quinton_Robbins-Assessment_Market_Growth.xlsx

Dear Members of the Navy Hill Development Advisory Commission,

I am following up on a public comment that I made at the last commission meeting on November 16th; in that meeting, I claimed that the taxable properties in the Increment Financing Area (IFA) were growing at a rate of 4.5%, nearly the same growth rate as the city. I have attached a spreadsheet here demonstrating the numbers that I have generating using the taxable properties from the "Municap" Project and the city's published record of assessments for the past five years.

I want to reiterate my skepticism that the area is inherently blighted as it is growing at the same clip as the rest of the city.

I also want to highlight that the difference between a 2% growth rate (as has been claimed) in the area and a 4.5% rate represents the difference between risking ~\$250 million of the city's property tax revenues and ~\$850 million over the course of the bond. The total cost of the bond is ~\$650 million. I worry about scenarios where the project never gets built, but the bond pays out in full. This is an unacceptable risk to the city's budget.

Best,
Quinton Robbins

Disclosing IRS Complaint Filed Against NH District Corp. in January, 2019

Josh Stanfield <josh@activatevirginia.org>

Thu 12/5/2019 11:32 AM

To: Pierce Homer <piercehomer@navyhillcommission.org>; John Gerner <johngerner@navyhillcommission.org>; All Members <members@navyhillcommission.org>

■ 3 attachments (270 KB)

NH District Corporation Form 990 Request Email Chain [Stanfield].pdf; The NH District Corporation Form 13909 Complaint [Stanfield].pdf; Letter to RVA Council on NH Dist. Corp. IRS Complaint [Stanfield].pdf;

Good morning,

My name is Josh Stanfield, and I'm Executive Director of [Activate Virginia](#), a grassroots political group. After reading the recent [coverage](#) of Jeff Thomas's attempts to get Form 990s from NH District Corp. - and his subsequent IRS complaint - I feel compelled to inform you of a similar complaint I filed back in January of 2019.

I filed my complaint after the NH spokesperson, Jeff Kelley, would not release any Form 990s to me, and after I attempted (unsuccessfully) to acquire the documents in person.

It wasn't until Jason Roop contacted Kelley for this [April piece in *Style Weekly*](#), which references the 990s, that Kelly bothered to follow up with me again. At that time he admitted the IRS had not granted 501(c)(3) status to NH yet and thus they weren't required to file 990s at all.

Kelley never contacted me again to let me know they disclosed one Form 990 retroactively in response to Jeff Thomas's complaint and Roberto Roldan's [coverage in VPM](#).

I informed City Council at the time I made my IRS complaint, though I never received a response from any members. Attached please find my IRS complaint, the supporting email chain between Jeff Kelley and myself, and my January letter to Richmond City Council members.

Please let me know if you have any questions.

Thank you,

Josh Stanfield
757.364.8401

Tax-Exempt Organization Complaint (Referral)

1. Name of referred organization

The N.H. District Corporation

Street address

6 N. Laurel Street

City

Richmond

State

VA

ZIP code

23220

Date of referral

01/21/2019

2. Organization's Employer Identification Number (EIN)

EIN Unknown. Virginia SCC ID: 08209041

3. Nature of violation

- ☐ Directors/Officers/Persons are using income/assets for personal gain
- ☐ Organization is engaged in commercial, for-profit business activities
- ☐ Income/Assets are being used to support illegal or terrorist activities
- ☐ Organization is involved in a political campaign
- ☐ Organization is engaged in excessive lobbying activities
- ☒ Organization refused to disclose or provide a copy of Form 990
- ☐ Organization failed to report employment, income or excise tax liability properly
- ☐ Organization failed to file required federal tax returns and forms
- ☐ Organization engaged in deceptive or improper fundraising practices
- ☐ Other (*describe*)

4. Details of violation

Name(s) of person(s) involved

(1) Jeff Kelley (2) Unnamed "Hunton" Attorneys

Organizational title(s)

(1) The N.H. District Corp. Spokesman (2) The N.H. District Corp. Counsel

Date(s)

12-15-2018 to Present

Dollar amount(s) (*if known*)

N/A

Description of activities

On December 15th, 2018, I requested the 2017 990 filing(s) for The NH District Corporation from its spokesman, Jeff Kelley, via email. About two hours later, Mr. Kelley confirmed my request via email and said he'd "forward this on to the attorneys and get them to send [him] all they've got." Over a dozen emails and one month later (see attached supporting document), The NH District Corporation still will not provide their 2017 Form 990 filing(s). Further, on Thursday, January 17, 2019, I visited both public addresses of The NH District Corporation (from SCC filings) to request the forms in person. I could neither acquire the documents nor find any evidence of The NH District Corporation's presence at either site.

5. Submitter information

Name

Joshua Stanfield

Occupation or business

Self Employed

Street address

208 Crestwood Court

City

Yorktown

State

VA

ZIP code

23692

Telephone number

757-364-8401

- ☐ I am concerned that I might face retaliation or retribution if my identity is disclosed

6. Submission and documentation: The completed form, along with any supporting documentation, may be mailed to IRS EO Classification, Mail Code 4910DAL, 1100 Commerce Street Dallas, TX 75242-1198, faxed to 214-413-5415 or emailed to eoclass@irs.gov. **Disclaimer Notice:** Your email submission of Form 13909 and attachments are not encrypted for security.



Josh Stanfield <josh@activatevirginia.org>

Request for NH District Corp. 2017 Form 990

Jeff Kelley <jeff@kelleyus.com>
To: Josh Stanfield <josh@activatevirginia.org>
Cc: Create <create@navyhillrva.com>

Mon, Jan 14, 2019 at 5:17 PM

I've also not gotten a response.

Jeff Kelley
Kelley Communications
2920 W. Broad St.
Richmond, Va.
jeff@kelleyus.com
(804) 397-9700
www.kelleyus.com

Begin forwarded message:

On Jan 14, 2019 at 3:50 PM, <Josh Stanfield> wrote:

Hi Jeff.

Any updates? It's been 30 days since my initial request.

- Josh

On Wed, Jan 2, 2019 at 4:03 PM Josh Stanfield <josh@activatevirginia.org> wrote:
Thanks, Jeff.

On Wed, Jan 2, 2019 at 1:45 PM Jeff Kelley <jeff@kelleyus.com> wrote:
Josh,

Just FYI, everyone with an answer for you is still out. I followed up again today. I'll get back to you as soon as I can.

Jeff Kelley
Kelley Communications
2920 W. Broad St., No. 248
Richmond, Va.
jeff@kelleyus.com
(804) 397-9700
www.kelleyus.com

On Dec 28, 2018 at 11:24 AM, <Josh Stanfield> wrote:

Hi Jeff.

A couple of questions:

Do you work for NH District Corp., the NH Foundation, or some other entity? I don't want to continue asking you about these documents if you either don't work for these entities or are otherwise out of the loop.

Do you have any updates on my request? Tomorrow makes two weeks. If you don't have any updates, please provide me with contact information for counsel, and I'll direct my questions to them from now on.

Josh

On Fri, Dec 21, 2018 at 10:18 AM Jeff Kelley <jeff@kelleyus.com> wrote:

Josh,

Please understand that this is one in a list of tasks and requests various parties are handling, and in a holiday-laden week. As I mentioned, I've sent your request to the attorney for NH District, but I personally don't have answers for you (nor do I know anything about how these forms work). That's simply all there is to it. I will follow up with the counsel and have them get back to you when able.

Jeff Kelley
Kelley Communications
[2920 W. Broad St., No. 248](https://www.kelleyus.com)
Richmond, Va.
jeff@kelleyus.com
(804) 397-9700
www.kelleyus.com

On Dec 21, 2018 at 9:41 AM, <Josh.Stanfield> wrote:

Hi Jeff.

Any updates? It's difficult for me to understand how this request requires a week to fulfill? It only takes a few minutes to attach a PDF to an email - or, worst case scenario, to scan a hardcopy and send it over.

Please let me know what's going on.

Thanks,

Josh

On Tue, Dec 18, 2018 at 6:42 AM Josh Stanfield <josh@activatevirginia.org> wrote:

Perfect, thanks.

On Tue, Dec 18, 2018 at 6:37 AM Jeff Kelley <jeff@kelleyus.com> wrote:

Hey Josh -

I've passed this up the chain to NH's counsel and they will be in touch on it. If I hear anything more I'll let you know.

Have a good one -

Jeff

On Dec 18, 2018, at 5:43 AM, Josh Stanfield <josh@activatevirginia.org> wrote:

Good morning, Jeff.

Please let me know if you've received the documents (or an update) from counsel.

Have a great day!

Josh

On Sun, Dec 16, 2018 at 6:51 AM Josh Stanfield <josh@activatevirginia.org> wrote:

Thanks, Jeff. I appreciate it.

Josh

On Sat, Dec 15, 2018 at 12:22 PM Jeff Kelley <jeff@kelleyus.com> wrote:

Hey Josh,

Thanks for writing. I'll forward this on to the attorneys and get them to send me all they've got. May take a couple days (or not, I don't know) but I'll follow up when I have it.

Jeff

Jeff Kelley
Kelley Communications
2920 W. Broad St., No. 248
Richmond, Va.
jeff@kelleyus.com
(804) 397-9700
www.kelleyus.com

On Dec 15, 2018 at 10:12 AM, <[Josh Stanfield](#)> wrote:

Good morning, Jeff.

It has been reported that you are the spokesman for the NH District Corp. I found your contact information on your websites.

The NH District Corp. is chartered as a 501(c)(3) exempt nonprofit organization under your attached articles of incorporation. You may know that under IRS rules, "an exempt organization must make available for public inspection and copying its annual return."

Accordingly, please send me the 2017 990 filing(s) for NH District Corporation as soon as possible. I appreciate, as Dr. Lucas and Dr. Abdullah articulated, your commitment to openness and transparency.

Thank you,

Josh Stanfield
Yorktown, Va.
757.364.8401



January 22, 2019

Honorable Cynthia Newbille, Richmond City Council President
Honorable Chris Hilbert, Richmond City Council Vice President
Honorable Members of Richmond City Council

Dear Members of Council,

Last month, Council [voted](#) to establish a commission to study the Coliseum redevelopment project. I have also been studying the project, and I feel compelled to inform Council of my most recent findings and action.

On December 15, 2018, I requested the 2017 Form 990 filing(s) for The NH District Corporation from its spokesman, Jeff Kelley, via email. Mr. Kelley immediately confirmed my request via email and said he'd "forward this on to the attorneys and get them to send [him] all they've got." Over a dozen emails and over 30 days later, The NH District Corporation still will not provide their 2017 Form 990 filing(s).

I then attempted to acquire the documents in person on Thursday, January 17, 2019. I visited the two addresses listed on The NH District Corporation's website and [SCC filing](#):

6 N. Laurel Street, Richmond, VA 23220
100 Shockoe Slip, Second Floor, Richmond, VA 23219

I found no evidence of The NH District Corporation's presence at either of these locations, and the individuals I spoke with were seemingly unaware of The NH District Corporation's existence. I therefore could not acquire the Form 990(s) in person.

Yesterday I submitted a Form 13909 complaint to the Internal Revenue Service against The NH District Corporation for failing to provide its 2017 Form 990(s) upon written request. I certainly haven't experienced the "[openness and transparency](#)" touted by NH District principals, but I trust that Council - individually and through the commission - will scrutinize this organization and megaproject with rigor.

If you need additional information about my inquiries or complaint, please don't hesitate to ask.

Sincerely,

Josh Stanfield, Executive Director
Activate Virginia
josh@activatevirginia.org