



Organizational Development Standing Committee

Boards & Commissions
Vacancy Report

Monday, May 7, 2018

Board Name	Criteria for Appointment	Applicant Name
Affordable Housing Trust Fund Oversight Board (10 members) (page 2)	Housing counselor * (1 vacancy)	Martin D. Wegbreit (page 3)
	Lender from a financial institution with affordable housing financing experience * (mayoral appointment, 1 vacancy)	
Richmond Regional Planning District Commission (6 members and 1 alternate appointed by the city) (page 5)	<i>Alternate member</i> Qualified voter of the city of Richmond (1 vacancy)	Nolen Willis Blackwood (page 6) Sarah L. Pedersen (page 10)

Affordable Housing Trust Fund Oversight Board

Vacancy Chart

As of
June 22, 2018

The board shall consist of ten members, each of whom shall either reside in the city of Richmond or have a principal place of employment within the city of Richmond. One member shall be selected from each of the following categories:

- (1) A representative from Richmonders Involved to Strengthen our Communities.
- (2) A resident of the city of Richmond or a representative of a service provider assisting low-income individuals or families.
- (3) A representative from the Richmond Association of Realtors.
- (4) A representative from an organization dedicated to promoting affordable housing.
- (5) A lender from a financial institution with affordable housing financing experience.
- (6) A builder or developer with experience constructing housing projects.
- (7) A representative of the Richmond Redevelopment and Housing Authority.
- (8) An attorney specializing in housing matters.
- (9) A housing counselor.
- (10) A member of City Council, who shall be a non-voting member of the board.

Of the ten members, the City Council shall appoint six members, including the members designated in subdivisions (1) through (4) and (9) and (10). The mayor, by a writing submitted to the City Clerk, shall appoint four members, including the members designated in subdivisions (5) through (8).

(Not yet assigned to a standing committee)

Member	Patron	Expiration Date	Eligible for Reappoint.	Interested in Reappoint.	Qualification
Linda Melton	Mayor	02/06/2017	Yes	Mayoral appointment	(5)
Cindy Ashwell Mims	All members of Council	12/28/2016	No	Resigned	(9)

Contact:

Dan Cohen
Department of Economic and Community Development
Daniel.cohen@richmondgov.com
804-646-3588 (o)



City of Richmond, Virginia
City Council

Authorities, Boards, Commissions and Task Forces Application

(Name of Authority, Board, Commission or Task Force)

AFFORDABLE HOUSING TRUST FUND OVERSIGHT BOARD

Title:

Name: *Martin D Wegbreit*

Home Address: 001504 TREBOY CT RICHMOND VA 23226

Home Telephone: 804-288-0317 Home Fax:

Personal E-Mail Address: mwegbreit@gmail.com

Employer: Central Virginia Legal Aid Society

Job Title: Director of Litigation How Long?

Business Address: 000101 W BROAD ST RICHMOND VA 23220

Business Telephone: 804-200-6045 Ext: Business Fax:

Business E-Mail Address marty@cvlas.org

Is Your Place of Employment Located in the city of Richmond Yes

Is your Place of Employment Located in the County? No If Yes, Which County?

Are You A City Resident? No If Yes, Which City Council District? Number of Years?

Do you or your employer have a contract, other than a contract of employment, either with the city of Richmond or with the entity to which you are seeking appointment? No

If yes, please provide information on the nature of the contract.

Please List Your Educational Background and/or Other Expertise or Qualifications You Will Bring to This Authority, Board, Commission or Task Force:

I am a 1978 graduate of the University of Michigan Law School and have been a legal aid attorney for 39 years, starting in South Carolina, and for the past 37 years in Virginia. Currently I am the Director of Litigation at Central Virginia Legal Aid Society in Richmond, Virginia, where I have been employed the past 13 years handling a wide variety of civil legal problems for low income people, including housing, unemployment compensation, garnishment protection, and consumer law cases.

List other city of Richmond Authorities, Boards, Commissions or Task Forces you currently or have previously served on. Please give date(s) and office(s) held, if applicable.

None

Other Community Involvement:

Member of the Virginia State Bar's 3rd District, Section II Disciplinary Committee, July 2005 through June 2011. For more than 25 years, I have trained pro bono housing law attorneys in Richmond, and did so statewide at the Virginia State Bar's Pro Bono Conference on October 21, 2015.



City of Richmond, Virginia
City Council

Authorities, Boards, Commissions and Task Forces Application

(OPTIONAL) Please List Additional Information You Would Like Considered, or You May Copy and Paste Your Short Resume.

It is no exaggeration to say that Richmond faces an affordable housing crisis. Moreover, the shortage of affordable housing is growing faster in Richmond than in almost any other metropolitan area in the country. In my work at legal aid, I see this every day. Fortunately, the City of Richmond enacted an affordable housing ordinance in 2008 which became operational and funded in 2015. Since then more than \$80 million in affordable housing projects and services have assisted over 1,100 Richmond families with safe, affordable housing. This is an exciting and worthwhile venture to which I would appreciate being able to contribute my time, energy, knowledge and experience.

How Did You Hear About or Who Referred You to Apply for Appointment to This Authority, Board, Commission or Task Force?

Steve Saltzberg, Member of Affordable Housing Trust Fund Oversight Board; and Dan Cohen, Senior Proj

NOTE: This application is a public document. Completed applications will remain on file for consideration for six (6) months at which time it must be updated.

Richmond Regional Planning District Commission

Vacancy Chart

As of
July 22, 2018

Four (4) elected officials of the governing body (City Council); **one** member of the **City Planning Commission**; **one** qualified voter and resident of the city of Richmond; **one** alternate member may be appointed – He/she may be an elected official or any citizen of Richmond.

(Assigned to the Organizational Development Standing Committee)

Member	Patron	Expiration Date	Eligible for Reappoint.	Interested in Reappoint.	Qualification
Emily Thomason	All Members of Council	04/23/2018	Yes	No	<i>Alternate member Qualified voter of the city of Richmond</i>

Contact:

Julie Fry, Executive Secretary
Richmond Regional Planning District Commission
(804)367-2033 x110



Authorities, Boards, Commissions and Task Forces Application

(Name of Authority, Board, Commission or Task Force)

RICHMOND REGIONAL PLANNING DISTRICT COMMISSION

Title: *Mr.*

Name: *Nolen W. Blackwood*

Home Address: *002617 W MAIN ST UNIT A RICHMOND VA 23220*

Home Telephone: *8045177941* Home Fax:

Personal E-Mail Address: *nolen.blackwood@gmail.com*

Employer: *Blackwood Development Company, Inc.*

Job Title: *Partner* How Long? *5*

Business Address: *007301 BOULDER VIEW LANE NORTH CHESTERFIELD VA 23225*

Business Telephone: *8043200422* Ext: *14* Business Fax: *8044975903*

Business E-Mail Address *nblackwood@blackwooddevelopment.com*

Is Your Place of Employment Located in the city of Richmond No

Is your Place of Employment Located in the County? Yes If Yes, Which County? *Chesterfield*

Are You A City Resident? No If Yes, Which City Council District? *5* Number of Years? *5*

Do you or your employer have a contract, other than a contract of employment, either with the city of Richmond or with the entity to which you are seeking appointment? No

If yes, please provide information on the nature of the contract.

Please List Your Educational Background and/or Other Expertise or Qualifications You Will Bring to This Authority, Board, Commission or Task Force:

BS Marketing Management, Virginia Tech;

In my field of commercial development, we are exposed to the the inner workings of various municipalities mostly through the entitlement process. As purchasers of raw land or existing projects, we immediately need to understand the environment in which we are operating. To work in various localities, an understanding of the overall municipal mission is key. Having successfully worked in localities throughout greater Richmond and the Commonwealth of Virginia, I have that understanding.

List other city of Richmond Authorities, Boards, Commissions or Task Forces you currently or have previously served on. Please give date(s) and office(s) held, if applicable.

Your Neighbors Uptown Association, Board Member, 2014-Present
Fan District Association, Member, 2015, 2017-Present
Scott's Addition Business Association, Member, 2017-Present
Oregon Hill Neighborhood Association, Board Member, 2012-2015



Authorities, Boards, Commissions and Task Forces Application

Other Community Involvement:

Virginia Tech Athletic Fund, Board of Directors; Richmond Hokie Club, Board Member; River City Sports and Social Club

(OPTIONAL) Please List Additional Information You Would Like Considered, or You May Copy and Paste Your Short Resume.

*Nolen Willis Blackwood
2617 W Main St., A
Richmond, VA 23220
804.517.7941
nblackwood@blackwooddevelopment.com*

education

*experience VIRGINIA POLYTECHNIC INSTITUTE & STATE UNIVERSITY
B.S., Marketing Management
Blacksburg, VA*

*BLACKWOOD DEVELOPMENT COMPANY, INC., Partner
Richmond, VA, 2014-Present*

- Created financial models including development costs, operating expenses, and financing mechanisms for retail, mixed-use, and urban redevelopments*
- Lead development partner is the multiyear entitlement process (rezoning, community support, site plan approval) of a \$45 MM, 130,000 SF mixed-use project in Chesterfield County*
- Worked across portfolio on commercial real estate assets totaling over 1 MM SF in five municipalities in the greater Richmond MSA*

*BLACKWOOD INVESTMENTS, INC., Founder
Richmond, VA, 2011-2014*

- Successful acquisition, redevelopment, and repositioning of multiple assets, including successful use of Special Use Permits, Historic Tax Credits, and tax abatements*
- Created project financial models, construction budgets, cash flow projections and managed redevelopment of multiple assets to budget*
- Sourced multiple mixed-use commercial real estate deals with over \$2.0 MM under management in the first twelve months*

*DOUGLAS DEVELOPMENT CORP., Asset Manager
Richmond, VA, 2010-2011*

- Responsible for leasing and management of \$78 MM portfolio including 1.2 MM SF of office, 600,000 SF of retail and over 1,000 parking spaces.*
- Solicited development partners and tenants through the production of request for proposals, marketing packages and flyers.*

*CB RICHARD ELLIS, Brokerage Services Associate
Richmond, VA, 2007-2010*

- Responsible for portfolio over 1.4 million SF of retail space*
- Site selection and analysis for tenant representation clients*



City of Richmond, Virginia
City Council

Authorities, Boards, Commissions and Task Forces Application

-
- Source and maintain database of regional Retailers and Landlords with key contacts
 - Identify, cold-call, and prospect tenants

VIRGINIA REAL ESTATE LICENSE, 2005-Present

personal

Virginia Tech Athletic Fund, Board of Directors, 2018

Richmond Hokie Club, Board Member, 2016-Present

- Vice President 2018

International Council of Shopping Centers, Member, 2007-Present,

- Richmond Next Generation Chairman, 2007-2009

Your Neighbors Uptown Association, Board Member, 2014-Present,

Fan District Association, Member, 2015, 2017-Present,

Scott's Addition Business Association, Member, 2017-Present,

Oregon Hill Neighborhood Association, Board Member, 2012-2015,

Lugano, Switzerland (USI)/Virginia Tech January, Study Abroad 2004

How Did You Hear About or Who Referred You to Apply for Appointment to This Authority, Board, Commission or Task Force?

Parker Agelasto, Councilman 5th District

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Nolen Willis Blackwood

2617 W Main St., A
Richmond, VA 23220
804.517.7941

nblackwood@blackwooddevelopment.com

education

VIRGINIA POLYTECHNIC INSTITUTE & STATE UNIVERSITY
B.S., Marketing Management
Blacksburg, VA

experience

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- Identify, cold-call, and prospect tenants

VIRGINIA REAL ESTATE LICENSE, 2005-Present

personal

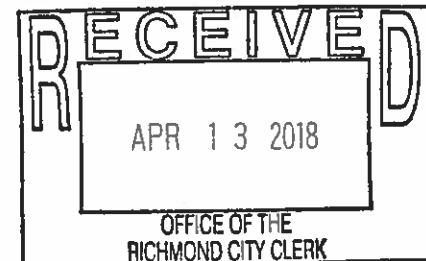
Virginia Tech Athletic Fund, Board of Directors, 2018
Richmond Hokie Club, Board Member, 2016-Present

- Vice President 2018

International Council of Shopping Centers, Member, 2007-Present

- Richmond Next Generation Chairman, 2007-2009

Your Neighbors Uptown Association, Board Member, 2014-Present
Fan District Association, Member, 2015, 2017-Present
Scott's Addition Business Association, Member, 2017-Present
Oregon Hill Neighborhood Association, Board Member, 2012-2015
Lugano, Switzerland (USI)/Virginia Tech January, Study Abroad 2004





Authorities, Boards, Commissions and Task Forces Application

(Name of Authority, Board, Commission or Task Force)

RICHMOND REGIONAL PLANNING DISTRICT COMMISSION

Title: _____

Name: *Sarah L Pedersen 906*

Home Address: 003800 GLENWOOD AVE RICHMOND VA 23223

Home Telephone: 8043014851 Home Fax: _____

Personal E-Mail Address: sarahlpedersen@gmail.com

Employer: Richmond Public Schools

Job Title: US History Teacher How Long? 3

Business Address: 001701 FLOYD AVENUE RICHMOND VA 23222

Business Telephone: _____ Ext: _____ Business Fax: _____

Business E-Mail Address _____

Is Your Place of Employment Located in the city of Richmond Yes

Is your Place of Employment Located in the County? No If Yes, Which County? _____

Are You A City Resident? Yes If Yes, Which City Council District? 7 Number of Years? 4

Do you or your employer have a contract, other than a contract of employment, either with the city of Richmond or with the entity to which you are seeking appointment? No

If yes, please provide information on the nature of the contract.

Please List Your Educational Background and/or Other Expertise or Qualifications You Will Bring to This Authority, Board, Commission or Task Force:

Honors Regents Diploma-- Pine Bush Central High School 2004
Dual B.A.: English and Political Science; minor in Africana Studies-- University at Albany 2008
Masters in Teaching-- Virginia Commonwealth University 2015

Richmond Teacher Residency Scholar 2014-2015
Republic of Benin Peace Corps Scholarship Program Coordinator 2011

List other city of Richmond Authorities, Boards, Commissions or Task Forces you currently or have previously served on. Please give date(s) and office(s) held, if applicable.

n/a

Other Community Involvement:

Teachers for Social Justice member 2017-present
Binford Middle School faculty member 2016-present



City of Richmond, Virginia
City Council

Authorities, Boards, Commissions and Task Forces Application

Richmond Education Association Representative 2016-present
One Read Committee Chair for Binford Middle School 2015-present
Richmond Public Schools PTA member 2015-present

United States Committee for Refugees and Immigrants Development Fellow 2010
Public Affairs Director for NYS Senator Carl Marcellino 2007-2009
NYS Senate Fellow 2007

(OPTIONAL) Please List Additional Information You Would Like Considered, or You May Copy and Paste Your Short Resume.

My husband and I are both Richmond Public Schools teachers who live in the East End. I am a dedicated, compassionate individual who simply wants to learn more about my city and help improve housing policy so that represents best interests for all Richmonders.

How Did You Hear About or Who Referred You to Apply for Appointment to This Authority, Board, Commission or Task Force?

Church Hill Peoples' News

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