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Housing Authority of the City of East Point, Georgia

Regular Meeting

January 31, 2017

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, January 31, 2017 at 4:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. There was no official meeting in December 2016, and this meeting was moved to January 31st for lack of a quorum on January 24, 2017. Ms. Allen called the meeting to order at 4:45 PM.

Those answering the roll call were:

Ms. Allen, Mr. Barlow, Ms. Shorter, Ms. Woods, and Dr. Lovett.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Veridia Hinton, Rejeana Prothro, Luvell Porter and Ariana Wilkins. Mrs. Antoinette Simpson and Mrs. Willie Wright from Canei Community Development Consortium, and Mr. Amon Martin from Pennrose Properties, LLC, were also present.

Ms. Allen opened the meeting with a moment of silence.

On motion of Ms. Shorter, seconded by Mr. Barlow, the Board voted unanimously to adopt the agenda.

Ms. Wilkins and Mr. Spann thanked Mrs. Simpson of CCDC for the services she has provided, and continues to provide, to the children in the HACEPG neighborhoods. Mr. Spann presented a summary presentation of the activities of CCDC over the last year to the Board, including summer camp, field trips, and college visitation. Ms. Wilkins explained that CCDC is funded by grants, and at this time is seeking funding to return on a full time basis. Ms. Wilkins presented Mrs. Simpson with a proclamation from the Mayor and City Council of East Point, in appreciation of the CCDC programs.

Mr. Amon Martin introduced himself to the Board and briefly discussed that Pennrose decided not to pursue a tax credit transaction involving the Hillcrest property, but is seeking another site in East Point or Fairburn to partner with the HACEPG in a redevelopment transaction.

On motion of Ms. Shorter, seconded by Mr. Barlow, the Board voted unanimously to approve the minutes of the regular Board meeting held November 15, 2016.

Mr. Spann updated the Board on the Hillcrest Homes and Nelms House properties:

The application to demolish Hillcrest Homes was submitted to HUD, and he anticipates approval, but the Board would then need to determine the demolition funding sources.

The contractor determined that the price for remodeling Nelms House was higher than previously thought, so that The Benoit Group determined a 4% tax credit transaction would not be feasible at this time. We can resubmit the 9% tax credit application in May 2017, at which time we would probably surrender the CHAP for Nelms. HUD has denied our appeal to use RAD vouchers in a tax credit transaction for the 2017 application round, and the current AHA position is that they will not allow their vouchers to be placed in another jurisdiction. The Board discussed their priorities in general to demolish and redevelop Hillcrest Homes and Nelms House.

DRAFT

Mr. Spann updated the Board on the modernization project of 5 units at Martel Homes, and the possible renovation plans for the remainder of the units, dependent on funding. The main priority for the renovations was to install central heat and air conditioning in the units. He met with the River Park Neighborhood Association, and they are obtaining bids to clean up the trail. The City has agreed to increase police presence and put up more lights, and the HACPG would clear the area leading from Martel to the Poplar/Akron Streets, and the Neighborhood Association would look into adding cameras. Ms. Hinton explained that the REAC inspection will be due at the end of this year, and that preparations begin now. Mr. Spann noted that the Resident Council has requested additional security cameras.

Mr. Spann updated the Board on the nonprofit EPCEDC status. The 501(C)(3) application was submitted to the IRS, the Board selected Delta Community Credit Union as the bank, and plans to meet with a developer to discuss potential properties. Mr. Spann requested a gift of initial seed funding for the bank account of \$5,000.00 from the HACEPG Board, to be funded from the Enterprise Fund. The Board had a general discussion regarding how funding would be provided to the nonprofit going forward, and agreed to revisit that discussion at a later date to ensure a clear Board decision.

On motion of Ms. Shorter, seconded by Dr. Lovett, the Board voted unanimously to approve the request to give EPCEDC the amount of \$5,000.00 to initially fund their bank account, but that the gift would be refunded to the HACEPG if the nonprofit dissolves without taking any action.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority, including their additional Commissioner and the extension of the one year management agreement. On motion of Dr. Lovett, seconded by Mr. Barlow, the Board voted unanimously to extend the management agreement for another year. Ms. Furin explained that although the Board had decided to operate the FHA in 2015, and had entered into a contract, it would be best to have a Resolution in the record book to that effect. On motion of Dr. Lovett, seconded by Ms. Woods, the Board voted unanimously to approve and adopt Resolution No. 15-11-02.

Mr. Spann updated the Board on the status of the Rental Assistance Demonstration (RAD) program, and the Board discussed development priorities of Hillcrest Homes and Nelms House properties, and the possibility of surrendering the CHAP for Nelms House property if it will be redeveloped, or if the HACEPG cannot renovate without incurring debt. The staff has worked with the RAD Financial Analyst to reduce the rehab costs estimated by HUD because it is not financially feasible at the current amount. The Board also discussed the continued renovation of units at Martel, and the fact that funding levels have never been sufficient to allow a larger scale of renovation at one time. The Board also discussed maintenance costs of Hurd units at this time, because the RAD renovations are too expensive for this site as well.

There was no public comment.

The monthly agency reports were previously distributed to the Board electronically, and Mr. Spann reviewed briefly. Mr. Spann also mentioned the upcoming resident services programs: Staff plans to begin the after school program in mid-February with CCDC, consult with Atlanta Tech to restart the GED program, and to offer Boy and Girl Scouts programs at no cost through local churches.

On motion of Mr. Barlow, seconded by Ms. Woods, the Board voted unanimously to go into Executive Session to discuss personnel issues at 6:08PM.

On motion of Dr. Lovett, seconded by Mr. Barlow, the Board voted unanimously to adjourn the Executive Session and reconvene the regular meeting at 6:11PM.

On motion of Ms. Shorter, seconded by Ms. Woods, the Board voted unanimously to adjourn the regularly

DRAFT

scheduled meeting at 6:23PM.