

February 28, 2017

**Regular Meeting of the Board of Commissioners of the
Housing Authority of the City of East Point, GA**

4:30 PM

3056 Norman Berry Drive, East Point, GA

1. Call to Order/Roll Call

1.1 Ms. Allen, Mr. Barlow, Dr. Lovett, Ms. Shorter, Mr. Vin,

1.2 Moment of Silence/Prayer

2. Motion to adopt the Agenda for February 28, 2017 Regular Board Meeting

3. Welcome Ms. Caryl Greenberg Smith, Partner ~ Hunton & Williams LLP

Comment: Attorney Smith has more than 28 years of experience in the public finance sector focusing primarily on bond counsel representation for cities, counties and statutorily and constitutionally created authorities. She has focused extensively on 501(c)(3) financings and affordable housing development. Attorney Smith will advise the board regarding a Resolution approving transfer of the General Partner and Limited Partner interest regarding the existing Bond Issue at Laurel Ridge.

Ms. Smith will also advise the Board regarding a Resolution approving the financing of a proposed Multifamily Housing Project for Seniors at the Hillcrest Property, in partnership with The Benoit Group, and authorizing the execution of an Inducement Letter to issue revenue bonds

Receive comments from Mr. Spann, Mrs. Furin and Ms. Smith

4. Welcome Ms. Sharon Guest, The Benoit Group

Comment: Ms. Guest will provide board update on changing "4% Tax Credit Application" to Bond Issue for Hillcrest Homes and The Benoit Group's role as it relates to Tab 3, paragraph 2 (Financing Approval and Inducement Letter to issue revenue bonds).

Receive comments from Ms. Guest, Ms. Smith and/or Mrs. Furin

5. Old Business

5.1 Motion to approve Minutes of the January 31, 2017 Regular Board Meeting

Comment: Minutes of the January 31, 2017 Regular Scheduled Board Meeting were previously distributed.

5.2 Nelms House Property Update and Request for Funds to Mitigate Property Damage (Hillcrest Homes Property Update Already Provided)

Comment: Mr. Spann will provide an update on funding initiatives for Nelms House redevelopment; evaluate feasibility of partnership with City of East Point and/or sale disposition. Solicit approval from the board for the Executive Director to expend \$75k - \$100 to mitigate water seepage, remove glass and hazardous fixtures, repair fire lines (compliance), and improve security at the site. Normal (small purchase) procurement procedure to be followed.

Receive Comments from Mr. Spann

5.3 Martel Homes Property Update

Comment: Provide an update as it relates to Martel Homes property.

Receive comments from Mr. Spann

5.4 East Point Development & Economic Development Corporation (EPCEDC) & 501(c)(3) Updates

Comment: Mr. Spann will share information from a meeting with Jewel & Cunningham Development to propose development partnership with EPCEDC in the East Washington area. Mr. Spann will provide any new updates as it relates to EPCEDC and obtaining a 501(c)(3).

Receive Comments from Mr. Spann

5.5 Fairburn Housing Update

Comment: Provide monthly update as it relates to EPHA's management of Fairburn Housing Authority.

Receive comments from Mr. Spann

5.6 Update Board on Rental Assistance Demonstration (RAD)

Comment: Mr. Spann will provide an update as it relates to the status of EPHA's RAD program.

Receive comments from Mr. Spann

6. New Business

6.1 Solicitation of Public Comment

Comment: Public comment will be taken according to the sign-in sheet

6.2 Monthly Agency Reports

Comment: Mr. Spann will provide insight and answer questions regarding financial and program reports, strategic plan updates and other agency issues. The Agency Reports were previously distributed with the board package. The January 2017, Financials will be distributed prior to the board meeting.

Receive comments from Mr. Spann

6.3 Motion to enter into Executive Session Motion for the purpose of discussing Housing Authority Matters

6.4 Motion to reconvene in Open Public Session

6.5 Motion to Adjourn