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Housing Authority of the City of East Point, Georgia

Regular Meeting

March 23, 2017

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Thursday, March 23, 2017 at 4:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. The meeting was moved to this date and the change was published as required. Ms. Allen called the meeting to order at 4:44 PM.

Those answering the roll call were:

Ms. Allen, Mr. Barlow, and Dr. Lovett. Mr. Vin arrived at 5:29PM.

Others Present:: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, Ariana Wilkins, and Luvell Porter. Mr. Johnny Easterling, The Wiley Group; Ms. Veverly Mitchell (First Class Services Inc.) and Mr. Eddie Roy Davis (A Sound Mind Rehab Institute); Mr. Michael Moore, and Mr. David Worrell were also present.

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

The meeting was opened with public comment to accommodate the visitors. Mr. Michael Moore did not have a comment. Mr. Eddie Roy Davis discussed his interest in the Nelms property for his rehabilitation program, and Ms. Allen requested that he submit any proposals in writing to Mr. Spann. Mr. David Worrell did not have a comment. Ms. Veverly Mitchell and Mr. Eddie Roy Davis left the meeting at this time.

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

Mr. Johnny Easterling from The Wiley Group discussed the Nelms property and its potential value. He discussed using the property across Connally for parking, possibly acquiring the other parcels in the block, and other sales of multifamily housing in the area in the last year. He discussed valuation based on how an investor might view the property, the likely demographics of tenants (seniors, students), and the possible costs of cleanup. Ms. Furin and Mr. Easterling discussed the ownership of the other parcels in the block. Dr. Lovett discussed how to ensure that the possible buyer would perform and benefit the community.

Mr. Easterling left the meeting at this time.

On motion of Dr. Lovett, seconded by Mr. Barlow, the Board voted unanimously to approve the minutes of the regular Board meeting held February 28, 2017.

Mr. Spann updated the Board on the Nelms House property – he advised the Board that the property is still approved for RAD at this time, although we surrendered the CHAP (we are back in line for that approval). We could possibly resubmit the 9% tax credit application with additional points if the City is spending enough improvement money within the immediate area in a transformational plan. Mr. Spann is still receiving repair bids to satisfy current condition issues with the building.

Mr. Spann updated the Board on Hillcrest Homes. There will be a bond/tax credit update from The Benoit Group at the April meeting, and he is investigating additional sources of funding for demolition. The Atlanta HUD office

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has conducted its environmental review and has given its approval to SAC for demolition.

Mr. Spann discussed forming a Development Committee, made up of Ms. Allen, Ms. Shorter, and himself, to consolidate development opportunities and information, to meet with potential development partners and develop strategy, and to report back to the Board. Dr. Lovett and Mr. Vin are currently involved in the nonprofit board, and Ms. Allen and Ms. Shorter both have real estate backgrounds. Hillcrest has a current plan, but the Board has to decide if they will update only the HVAC or do a major redevelopment of Martel, and how to fund that. The Board also has to decide if they will sell Nelms or seek another development partner, and how to fund that. Mr. Vin discussed using a working document in place of a committee.

Dr. Lovett left the meeting at 5:57PM.

Mr. Spann updated the Board on Martel Homes. There is a final walk through on the last renovation units scheduled next week, and the general contractor has performed. They have met with the River Park Neighborhood Association, and the HACEPG will provide gravel and install more cameras along the now cleared path. The RPNA will provide cameras, and the City of East Point will provide lighting. The Resident Council building has been renovated, and the grand opening will be April 20th. Mr. Spann discussed adding extra police patrols in the summer months, and creating summer jobs for local teenagers. Mr. Spann also discussed adding more cameras in Hurd, and that extra subsidy money from HUD has been used to fund these upgrades.

Mr. Spann updated the Board on the nonprofit EPCEDC status. Canei Community Development is looking to partner with the HACEPG to apply for a HUD block grant to expand their programs. The IRS application is still proceeding.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority, including their completed REAC inspection. The annual audit for FHA and HACEPG will take place in April, and will focus on public housing and capital funds.

Mr. Spann updated the Board on the status of the Rental Assistance Demonstration (RAD) program, and the Board discussed.

Mr. Vin left the meeting at 6:27PM.

The monthly agency reports were previously distributed to the Board electronically, and Mr. Spann reviewed briefly. Ms. Wilkins discussed the VASH program, which is in its third year and has 50 total vouchers. She has seen very good levels of participation and compliance in the program at HACEPG. Mr. Spann discussed that the City has designated properties to "give" to the Housing Authority, which could be managed by the nonprofit. He discussed that he was contacted by the current owner of Washington Carver, who would like to sell the property, but at a high price. Mr. Spann discussed plans to renovate the computer lab so that it can also be used as a meeting room.

Mr. David Worrell discussed that he represents a group who is interested in the Nelms property, and will send a proposal in writing to Mr. Spann.

The meeting was adjourned at 6:43PM.

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