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Housing Authority of the City of East Point, Georgia

Regular Meeting

April 25, 2017

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, April 25, 2017 at 4:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting.

Prior to the regular meeting, Mr. Spann and Ms. Allen welcomed members of Commissioner Dorothy Woods' family and recognized Ms. Woods for her service to the Housing Authority and the community. Mr. Spann read the Proclamation issued by Mayor Janquell Peters, and he and Ms. Allen thanked her family for allowing her to serve as a Commissioner, and recognized the loss created by her passing.

Mr. Spann and Ms. Allen also thanked Commissioner Charles Barlow for his 8 years of service on the Board of Commissioners, recognizing his efforts on the Board and in the community.

Ms. Allen called the meeting to order at 5:00 PM.

Those answering the roll call were:

Ms. Allen, Ms. Adams, and Dr. Lovett. Mr. Vin arrived at 5:40PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, Ariana Wilkins, and Luvell Porter. Ms. Sharon Guest and Mr. Drew Swope of The Benoit Group; Mr. Willie Beatty and Mr. Stephen Beatty from The Beatty Group; and Mr. Matthew Baptiste and Mr. J. Jeffrey Lawrence from Walker Dunlop were present.

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

Ms. Allen and Mr. Spann welcomed Ms. Mary Anne Adams to the Board as a new Commissioner appointed by Mayor Janquell Peters, with a term from March 24, 2015 – March 24, 2022, replacing Charles Barlow. Ms. Adams has previously served on the City of East Point Ethics Board and has over two decades of research administration experience with multidisciplinary participants including twelve years of experience managing NIH funded HIV Surveillance Projects, twenty years of public health practice with participants and community based organizations, and a demonstrated commitment to community based participatory research, sexual health, human rights and marginalized populations.

On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted unanimously to adopt the agenda, with a change of Item 4 and Item 3 reversing order.

The Board welcomed Mr. Willie Beatty Sr., who provided a brief history and an update on the RAD conversion for Martel and Hurd properties. Mr. Beatty explained that the conversion began as a "no debt" conversion, but HUD has required additional renovations to the properties, and has strongly encouraged HACEPG to continue with this conversion, due to the overall good condition of the properties and our financial stability. HUD has accepted our scope of renovation work and now needs a development and financing plan for their review. The loan from HUD would be nonrecourse.

The Board welcomed Mr. Baptiste and Mr. Lawrence from Walker Dunlop, a provider of financing for multi-family

DRAFT

residential properties. They presented an estimated timeline and refinance estimate for the RAD renovations on Martel and Hurd properties, and answered questions from the Commissioners. The loan proceeds would be used for property improvements, critical repairs, and long term repair reserve. Any funds that would come back to the HACEPG from closing could be used for affordable housing purposes.

The Board welcomed Sharon Guest and Drew Swope from The Benoit Group for an update on the redevelopment of Hillcrest Homes property. Ms. Guest discussed that she and Mr. Spann held the community meeting and TBG is moving forward securing financing commitments for a December closing. Mr. Swope has been working with the City of East Point/Ms. Elias, and has submitted several zoning variances for building height, required parking spaces, and to reduce the setback.

The Beatty Group, Mr. Baptiste, Mr. Lawrence, Ms. Guest, and Mr. Swope left the meeting at this time (6:08PM).

The Board and Ms. Furin had a general brief discussion regarding the RAD conversion and the financial presentation.

On motion of Mr. Vin, seconded by Ms. Adams, the Board voted unanimously to approve the minutes of the regular Board meeting held March 23, 2017. Dr. Lovett requested that the minutes be provided in hard copy at the meeting, in addition to being provided on the website and in the pre-meeting email package to the Board.

Mr. Spann updated the Board on the Nelms House property – the Development Committee met earlier in April and focused on Nelms. They recommend to the Board that the best option at this time would be to demolish Nelms and continue to hold the property for future redevelopment. The general estimate for demolition is \$1,000,000.00, and Mr. Spann has applied for a Community Block Development Grant from Fulton County which could provide partial funding. The HACEPG would have to seek demolition approval from HUD, through the SAC office. Recent environmental testing has been done for the tax credit application, and may be also utilized and updated for HUD.

Mr. Vin reminded the Board that the demolition needs to fit into our strategic goals, and Mr. Spann confirmed that it did. Dr. Lovett seconded the desire of the Board to continue to hold the property for future redevelopment in the area. On motion of Mr. Vin, seconded by Dr. Lovett, the Board voted unanimously to authorize Mr. Spann to seek HUD approval for demolition of the Nelms building(s).

The Board generally discussed the Hillcrest property, and Mr. Spann confirmed that he has directed increased patrolling and met with the management of Hidden Cove re: trespassing incidents.

Mr. Spann updated the Board on Martel Homes. The 5 units that were renovated are completed and are being occupied. Staff is continuing to meet with the River Park Neighborhood Association and the City to work on community issues. The Resident Council building held a grand re-opening and their meeting. Ms. Adams discussed using Social Work interns from Grady Hospital in the community, and the possible uses of written resident feedback. Mr. Vin discussed using his United Way contacts for community garden needs and nutrition counseling for residents.

Mr. Spann updated the Board on the nonprofit EPCEDC status. He discussed possible real estate locations with Mr. Deron King, Deputy City Manager, East Point.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority, including their completed annual audit. There were no findings from the annual audit. Staff held a town meeting for the residents, and got feedback. There is a plan to form a Resident Council and to replace roofs.

DRAFT

There was no public comment.

The monthly agency reports were previously distributed to the Board electronically, and Mr. Spann reviewed briefly. He confirmed that the annual audit for the HACEPG has concluded, and there were no findings. The HACEPG will be holding public meetings to discuss revisions of the Five Year and Annual Plan in July. Ms. Hinton discussed the levels of funding for the HCV program. Mr. Spann discussed that all financial reports are running favorably, 6 months into the fiscal year. He has received requests regarding more security cameras and summer camp from the residents.

Mr. Vin left the meeting at 6:47PM.

The Board generally discussed changing the start time of the regular meetings to 5:30PM. On motion of Ms. Adams, seconded by Dr. Lovett, the Board voted unanimously to change the start time to 5:30PM.

There was no Executive Session.

On motion of Dr. Lovett, seconded by Ms. Adams, the meeting was adjourned at 6:47PM.

On motion of Dr. Lovett, seconded by Ms. Adams, the meeting was reconvened at 6:50PM.

The Board generally discussed a Resolution authorizing Mr. Spann to seek approval of HUD to demolish Hillcrest property. The original Resolution was passed in 2014, and HUD requested an updated Resolution. On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted unanimously to authorize Mr. Spann to seek HUD approval to demolish Hillcrest Homes.

On motion of Dr. Lovett, seconded by Ms. Adams, the meeting was adjourned at 6:53PM.