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Housing Authority of the City of East Point, Georgia

Regular Meeting

May 23, 2017

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, May 23, 2017 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting.

Ms. Allen called the meeting to order at 5:40 PM.

Those answering the roll call were:

Ms. Allen, Ms. Adams, and Dr. Lovett. Ms. Shorter arrived at 5:51PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Veridia Hinton, Rejeana Prothro, Ariana Wilkins, and Luvell Porter.

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

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

Mr. Willie Beatty Sr. from the Beatty Group joined the meeting by phone, and described the three types of nonprofit entities that the Housing Authority could consider forming for the RAD closing transactions. Mr. Beatty recommended the nonprofit stand alone type of entity to the Board. The Board generally discussed the nonprofit entity choice, including HUD interaction, City interaction, and procurement costs. Mr. Beatty discussed that the Dekalb HA created different kinds of nonprofit entities for different properties and needs, and Mr. Spann clarified that the choice will not matter to the potential lenders. The Board discussed controls that would still exist on a stand alone entity, including Georgia nonprofit law, HAP contract, land lease, control agreement, and the internal bylaws. Ms. Adams discussed her concern for resident input, and the Board discussed the expected timing to receive a new Resident Commissioner and the timing required for this decision. On motion of Dr. Lovett, seconded by Ms. Shorter, the Board voted to choose the nonprofit stand alone entity for the RAD closing transactions. Ms. Adams abstained. The phone call ended at 6:21PM.

On motion of Ms. Adams, seconded by Ms. Shorter, the Board voted unanimously to approve the minutes of the regular Board meeting held April 25, 2017.

On motion of Ms. Shorter, seconded by Ms. Adams, the Board voted unanimously to approve the minutes of the special Board meeting held May 15, 2017.

Mr. Spann updated the Board on the Hillcrest property. The Benoit Group has scheduled meetings with the City of East Point regarding variances, and the demolition application is "under review" status with SAC/HUD. Ms. Furin discussed the Benoit Group's response to the Board's counteroffer, and thanked Dr. Lovett and the Board for their work on this matter. On motion of Dr. Lovett, seconded by Ms. Shorter, the Board voted to approve the terms of the joint venture agreement and ground lease with the Benoit Group.

Mr. Spann updated the Board on the Nelms property. In light of the requests of SAC/HUD regarding the Board's revised plan with the Hillcrest property, he requested that the Board consider changing the official plan for Nelms property now. On motion of Dr. Lovett, seconded by Ms. Shorter, the Board voted unanimously to rescind the

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Disposition application to SAC, and to continue the Demolition application for Nelms. Mr. Spann also reviewed the previous and upcoming community meetings with the Board.

Mr. Spann and Ms. Hinton updated the Board on Martel Homes. Staff is continuing to meet with the River Park Neighborhood Association and the City to work on community issues. Staff is also beginning to prepare for the REAC inspection in October. The film crew that was onsite last week went well and donated to support the summer camp.

Mr. Spann updated the Board on the nonprofit EPCEDC status. There will be June meeting, and he met with Rev. Guthrie re: future possible affordable housing joint ventures.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority, and roof repairs. Catholic Heart Workcamp is coming to Fairburn and East Point to conduct volunteer painting and repairs.

Mr. Spann updated the Board on Rental Assistance Demonstration (RAD). Dr. Lovett requested a summary as to how these transactions will work. The Board discussed procurement requirements for RAD financing, and will revisit this topic in June.

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. All AMPs are running favorable to the budget. He discussed the Easter Egg hunt held in conjunction with four community partners, and plans for the upcoming Father's Day event.

Ms. Hinton updated the Board on the VASH voucher program, and Ms. Prothro updated the Board on Norman Berry Village.

Mr. Spann updated the Board on the 2017 Annual and 5-Year Agency Plans. The HUD smoke free initiative will begin in 2018.

Dr. Lovett requested a Board retreat before the end of the fiscal year (9/30/17), and Mr. Spann discussed review of the Strategic Plan that was adopted in 2014 at that time. The Board generally discussed possible dates and locations, and that hopefully the new Resident Commissioner would be appointed by that time.

There was no Executive Session.

On motion of Ms. Shorter, seconded by Dr. Lovett, the meeting was adjourned at 7:35PM.