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Housing Authority of the City of East Point, Georgia

Regular Meeting

June 27, 2017

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, June 27, 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 5:32 PM.

Those answering the roll call were:

Ms. Allen, Ms. Shorter, and Dr. Lovett. Mr. Vin arrived at 5:38PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, Ariana Wilkins, and Luvell Porter. Mr. Chauncey Walker and Mr. Antonio Newman were also present.

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

On motion of Ms. Shorter, seconded by Dr. Lovett, the Board voted unanimously to adopt the agenda, with a break for the Public Hearing (Item 3).

The Board addressed Item 5.1 on the agenda. Ms. Shorter made a motion to approve the minutes of the regular Board meeting held on May 23, 2017, but the motion failed for lack of a second.

The Board proceeded to Item 5.2 on the agenda.

Mr. Spann updated the Board on the Hillcrest property. The Benoit Group has re-scheduled meetings with the City of East Point regarding variances, so that they can respond to the Planning Committee's questions regarding the amenities package for residents. Mr. Spann has been following up regarding the demolition application status with SAC/HUD. The joint venture agreement should be final this week.

Mr. Spann updated the Board on the Nelms property. He is following up regarding the Disposition application status with SAC/HUD, and is scheduling resident and community meetings. Dr. Lovett asked several questions regarding the demolition estimate and how it can be funded, and Mr. Spann responded.

Mr. Spann introduced Chauncey Walker to the Board. He has received GAHRA scholarships for the past two years, and grew up in the Martel Homes property. He has a culinary degree and is entering the hotel management program at Georgia State University next year. He is currently serving as the Parliamentarian for Skills USA at Atlanta Technical College, and strongly believes in serving as a mentor to youth in Martel Homes.

At 6PM, the meeting was paused so that the public hearing could be conducted regarding the 2017 Annual Plan and 5-Year Plan. The Board moved to the larger training room, and the public hearing was conducted by Mr. Spann and Ms. Allen.

At 6:30PM, the Board reconvened in the boardroom, and revisited Item 5.1 on the Agenda. On motion of Ms. Shorter, seconded by Mr. Vin, the Board voted unanimously to approve the minutes of the regular Board

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meeting held May 23, 2017.

On motion of Mr. Vin, seconded by Dr. Lovett, the Board voted unanimously to proceed to Items 6.3 and then 5.6 on the Agenda, to accommodate any Board members who had to leave the meeting.

Mr. Spann summarized the changes for the 2017 Annual Plan: conversion to the RAD program, instituting the Smoke Fee program, redevelopment of Hillcrest Homes, demolition of Nelms House. On motion of Dr. Lovett, seconded by Mr. Vin, the Board voted unanimously to approve the 2017 Annual and 5 Year Plans, and to authorize Ms. Allen to sign the required Plan certifications for submission to HUD.

Mr. Spann distributed and summarized the Development Committee's work regarding selecting a financing lender for the RAD closing, and shared the Committee's recommendation to enter negotiations with Love Funding as the lender for the FHA Section 223(f) refinance/RAD closing. On motion of Mr. Vin, seconded by Ms. Shorter, the Board voted unanimously to authorize Mr. Spann to enter negotiations with Love Funding as the lender for the FHA Section 223(f) refinance/RAD closing.

Mr. Vin left the meeting at 6:51PM.

Mr. Spann updated the Board on the nonprofit EPCEDC status, and shared the minutes from the June meeting.

Ms. Allen asked questions regarding the Housing Authority's bank provider, and Mr. Spann responded.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority, and possible future plans.

There was no public comment.

The monthly agency reports were previously distributed to the Board electronically, and Mr. Spann reviewed briefly. He distributed copies of the annual audit to the Board members and discussed future budget strategies. He discussed the upcoming HUD Commissioner training in August, and the great turnout for the Housing Authority Father's Day event. Dr. Lovett requested changes in the financial summary, and details regarding bids and contracts, and Mr. Spann responded.

Mr. Spann introduced Mr. Antonio Newman, the newly appointed Resident Commissioner, who should be sworn in this week and be present for the next regular meeting. He is a U.S. Marine veteran, and a participant in our Housing Choice Voucher Veterans Affairs Supportive Housing (VASH) program.

There was no Executive Session.

Dr. Lovett left the meeting at 7:15PM.

On motion of Ms. Shorter the meeting was adjourned at 7:23PM.