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Housing Authority of the City of East Point, Georgia

Special Meeting

August 10, 2017

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Thursday, August 10, 2017 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for a special meeting.

Notice of the Special Meeting was emailed to the Atlanta Daily Report (ALM, the official legal organ of Fulton County) on 8/2/2017 at 1:23PM. The agenda was posted at the offices and on the website (www.eastpointha.org) of the HACEPG.

All Commissioners waived Notice of the Special Meeting.

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

Those answering the roll call were:

Ms. Allen, Ms. Adams, Dr. Lovett, and Mr. Vin.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees Veridia Hinton and Luvell Porter. Mr. Willie Beatty, Sr., The Beatty Group, joined via telephone.

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

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

Mr. Spann and Ms. Furin discussed the nomination of Board members for Property Works of East Point, Inc., (PWEF) the new nonprofit RAD entity. Mr. Beatty joined the meeting via telephone, and the Board generally discussed the time commitment and membership of the Board. On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted unanimously to appoint the complete existing HACEPG Board as the Board for Property Works of East Point, Inc.

Mr. Beatty discussed the scope of work for the RAD conversion of the Martel and Hurd properties, which potentially includes conversion of the units to HVAC, upgrading electrical panels and windows. The RAD Physical Condition Assessment will determine the first required scope of work, then the PWEF Board will determine the additional options.

Mr. Spann and Mr. Beatty discussed Resolution No. 2017-08-01, to approve the transfer of funds from the HACEPG to PWEF, to meet the requirement to establish funding to obtain required third party work (environmental, legal, contracting estimates, etc.). The Board generally discussed whether this transfer should be a donation to PWEF or a loan. On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted unanimously to approve said Resolution, donating funds not to exceed \$100K to PWEF for these costs.

Mr. Spann discussed Resolution No. 2017-08-02, to authorize Ms. Allen and Mr. Spann to execute loan documents and RAD conversion documents as required. On motion of Ms. Adams, seconded by Mr. Vin, the Board voted unanimously to approve said Resolution.

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Mr. Spann and Ms. Furin discussed Resolution No. 2017-08-04, to authorize Mr. Spann to negotiate with the East Point Land Development, regarding a donation of a 4 acre land parcel on Stanton Road/Fort Valley to the EPCEDC. The Board generally discussed due diligence on this donation, and the possible future uses of the land. On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted to approve said Resolution. Mr. Vin voted "No" and voiced his concern that the Board should keep focused on its other goals at this time.

There was no Executive Session.

On motion of Dr. Lovett, seconded by Ms. Adams, the meeting was adjourned at 6:40PM.