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Housing Authority of the City of East Point, Georgia

Regular Meeting

January 30, 2018

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, January 30, 2018 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. The regular meeting was moved from January 23, 2018, and notice of the change was emailed to the Atlanta Daily Report (ALM, the official legal organ of Fulton County) on 1/21/18 at 11:13PM, and was published on 1/25/18. Ms. Allen called the meeting to order at 5:45PM.

Those answering the roll call were:

Ms. Allen, Ms. Shorter, Ms. Adams, and Mr. Newman.

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

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

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

On motion of Mr. Newman, seconded by Ms. Shorter, the Board voted unanimously to approve the minutes of the regular meeting held November 14, 2017.

On motion of Ms. Adams, seconded by Ms. Shorter, the Board voted unanimously to approve the minutes of the Special Meeting held December 19, 2017.

Mr. Spann updated the Board on the Hillcrest property: He discussed the results of the RFQ for the demolition service – Pyramid Remedial was selected. The Atwell Group has applied for a Georgia Land Disturbance permit, but can begin the abatement process of the demolition now. He expects completed demolition by the end of May, with the redevelopment process beginning mid-June.

Mr. Spann updated the Board on the Nelms property: The demolition application has been submitted to SAC, who have asked for information from the 2004 relocation file. The RFQ for development partners will be published the week of February 5, 2018. The development of the surrounding properties by the City of East Point will likely benefit our new 9% tax credit application. Ms. Furin discussed recent contact with Mr. Walter Murdock/Offroad Atlanta, regarding possible purchase of that neighboring property, and the existing Right of First Refusal owned by HACEPG.

Ms. Adams questioned the status of the offer to donate property on Stanton Road to the HACEPG; Michael said he has not gotten a response from the owners recently.

Mr. Spann updated the Board on the Martel property: The RAD appraisals were positive regarding the property values for Hurd and Martel. The scope of work for the Martel property will include new HVAC, windows and

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doors. The RAD application will be submitted to HUD very soon, and the closing will likely occur in first quarter 2018.

Mr. Spann updated the Board on the EPCEDC: The 501(C)(3) application with the IRS is still pending, it should be approved in February. He and Dr. Lovett met with a representative from the Housing Development Corporation, and are preparing a revenue target, and are considering investments in multifamily housing because of a more stable stream of revenue and a more immediate benefit to neighborhoods. Ms. Adams asked about the social benefit to multifamily housing investments.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority: The Fairburn HA Board has begun looking into transferring assets. The REAC inspection is scheduled for March.

Mr. Spann updated the Board on the progress of the RAD application: He, Ms. Hinton, and Ms. Furin continue weekly conference calls with the RAD team, and with The Beatty Group. The Board generally discussed tenant relocation vs. staying in place during the Martel renovations after the closing. Ms. Hinton generally discussed changes to the Administrative Plan necessitated by moving tenants to PBV.

Mr. Spann and Ms. Furin updated the Board on the PWEF: There will be another Board meeting before the RAD closing. The Board will need to make the final changes to the Bylaws.

Public Comment: There was no public comment.

Mr. Spann briefly discussed the summary of the November 2017 monthly agency reports. The estimated subsidy decreased for 2018, but public housing rent rates have increased 30% over prior year rent collections. Ms. Hinton discussed that the main reason for the rent increase was more working tenants and a higher occupancy rate.

Mr. Spann and Ms. Furin discussed Resolution No. 18-01-01, which is required by SAC to specify authority for the disposition application of Hillcrest Homes. This is required under the development plan with The Benoit Group because the property will be leased long term to the new entity. On motion of Mr. Newman, seconded by Ms. Adams, the Board voted unanimously to approve the Resolution.

Mr. Spann discussed Housing Day at the Capitol on March 1, 2018, and invited the Commissioners to contact him if they are interested in attending.

Ms. Adams asked if the new Mayor had appointed a new Commissioner to replace Mr. Vin, and the Board had a general discussion regarding terms and appointments.

On motion of Ms. Adams, seconded by Ms. Shorter, the Board voted unanimously to adjourn the regularly scheduled meeting at 6:53PM.

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