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Housing Authority of the City of East Point, Georgia

Regular Meeting

April 17, 2018

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, April 17, 2018 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. The March regular meeting was cancelled. The regular meeting was moved from April 24, 2018, and notice of the change was emailed to the Atlanta Daily Report (ALM, the official legal organ of Fulton County), and posted on 3/26/18. Ms. Allen called the meeting to order at 5:37PM.

Those answering the roll call were:

Ms. Allen, Ms. Adams, Ms. Aziz, and Dr. Lovett. Mr. Newman arrived at 6:21PM.

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

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

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

On motion of Ms. Aziz, seconded by Dr. Lovett, the Board voted unanimously to approve the minutes of the regular meeting held February 27, 2018.

Mr. Spann updated the Board on the Hillcrest property: He discussed the demolition process: The HACEPG is waiting for the City of East Point to issue a demolition permit. The Georgia Land Disturbance permit is separate and will be issued later. All utility services have been discontinued. The process should take 6-7 weeks (without any weather delays). There is an RFP out for another contractor so that bricks can be salvaged for re-use. The City of East Point approved the sanitary sewer easement. HUD has approved the 4% tax credit application, so it can be submitted by The Benoit Group. Mr. Spann will request an updated design plan from The Benoit Group for the Board.

Mr. Spann updated the Board on the Nelms property: There were three respondents to the RFQ for development partners; the internal team is reviewing the responses and will have a recommendation for the Board at the May meeting. The Board generally discussed the neighboring parcels and potential purchase opportunities. Ms. Furin discussed recent contact with the owners of the neighboring properties.

Mr. Spann updated the Board on the Martel property: The RAD conversion application was submitted April 13th to HUD, and we anticipate a preliminary response within 15 days. We will issue an RFQ for a contractor for redevelopment of Martel and Hurd. Currently we are maintaining Martel but keeping vacancies open for the relocations necessary during the redevelopment.

Mr. Spann will have updates on the EPCEDC at the May meeting.

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Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority: The City of Fairburn has received a grant for community housing that will help improve two communities. The management agreement is month to month and needs to be renewed, which will be discussed at their Board meeting this week. The Fairburn HA Board has four members currently. In the future, a conversion of the Fairburn HA properties to RAD would make sense, as they are in good shape physically and are currently replacing roofs. Dr. Lovett inquired regarding the amount of staff time the management of Fairburn requires, and Mr. Spann responded.

Mr. Spann updated the Board on the progress of the RAD application: The RAD conversion application was submitted April 13th to HUD, and we anticipate a preliminary response within 15 days. A closing is estimated for late summer or fall of 2018, but HUD budget cuts could delay approval. The Beatty Group is assisting with an RFQ for redevelopment contractors, and we are looking for multiple responders. Ms. Furin informed the Board that the RAD application looked to be in great shape, but Mr. Beatty did anticipate a response regarding repairs.

Mr. Spann and Ms. Furin updated the Board on the PWEF: There will be a Board meeting after this HACEPG meeting tonight.

Public Comment: There was no public comment.

Mr. Spann briefly discussed the summary of the March 2018 activity reports and January 2018 financial reports. The HUD settlement funds were moved into the Enterprise fund. The contractor was paid for the Hillcrest abatement work, and the demolition of Hillcrest and Nelms should use a substantial amount of capital funds. Staff has to prepare the 2018 Annual Plan still including Martel and Hurd properties at this point, and will discuss at the Resident Council meeting this week. The 2018 Annual Plan will be adopted in July. We have appealed to HUD for additional vouchers, including the VASH program, but the next round does not have a date yet. The Resident Council is currently operating like a Resident Advisory Board also, and it would be ideal to have a separate RAB, so staff is working toward that goal. The Board generally discussed use of the tablets at meetings.

The Board generally discussed how the PWEF Board and the HACEPG Board will function after the RAD conversion. Dr. Lovett discussed the possibility of investing any extra RAD funds for long term revenue, and Mr. Spann clarified the approximate loan amount, and reserve requirements. Ms. Furin clarified that the loan is tied to PWEF and clarified the difference between PWEF and EPCEDC. Mr. Spann discussed Norman Berry Village, their management company is requesting to access their reserves for maintenance (it is 12 years old). Ms. Furin discussed possibility of converting that property to RAD in the future.

On motion of Ms. Adams, seconded by Mr. Newman, the Board voted unanimously to enter into Executive Session for the purpose of personnel matters at 6:42PM.

On motion of Ms. Adams, seconded by Ms. Aziz, the Board voted unanimously to reconvene in open public session at 6:52PM.

On motion of Dr. Lovett, seconded by Ms. Adams, the Board voted unanimously to extend the Barron & Barron PC legal services contract for two years, expiring March 2020.

On motion of Ms. Adams, seconded by Mr. Newman, the Board voted unanimously to extend Mr. Spann's contract as Executive Director for five years at the new terms approved at the February meeting.

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On motion of Ms. Adams, seconded by Dr. Lovett, the Board voted unanimously to adjourn the regularly scheduled meeting at 6:54PM.