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Housing Authority of the City of East Point, Georgia

Regular Meeting

May 31, 2018

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Thursday, May 31, 2018 at 5:30 PM at 3056 Norman Berry Drive, East Point, GA, for its regular meeting. The meeting was changed from May 22, 2018 for lack of a quorum, and notice was posted and published as required. Ms. Allen called the meeting to order at 5:4-PM.

Those answering the roll call were:

Ms. Allen, Dr. Lovett, Ms. Adams, and Ms. Aziz.

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

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

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

The Board heard from Mr. Denis Blackburne, Sr. VP Development, Woda Cooper Companies, Inc., and the developer of Mallalieu Point. Woda Cooper Companies was one of the responders to the RFP for development partner for the Nelms property. He discussed a potential redevelopment for Nelms with commercial space, community space, and senior housing, using the existing structure. He also discussed the Mallalieu Point space. Mr. Spann discussed the pending applications to HUD for the Nelms property and the 2019 tax credit application for Nelms. Ms. Adams asked questions regarding Woda Cooper Companies, and Ms. Aziz asked questions regarding other metro area developments.

The Board heard from Ms. Debra Stephens from The Benoit Group regarding the Hillcrest Homes redevelopment. She discussed the steps required by the Georgia EPD and SHPO that have been completed, and currently a Land Disturbance Permit is being processed to continue the demolition. Structural demolition is complete. She discussed the final funding application that has been submitted and the application for a building permit. Ms. Aziz asked questions regarding provisions for visiting grandchildren in this senior development, and Ms. Adams asked questions regarding tenants who require accommodations for themselves, a caregiver, or an adult child. Ms. Stephens discussed the senior wellness program provided by a TBG contractor.

Mr. Blackburne and Ms. Stephens left the meeting at 6:48PM.

On motion of Ms. Aziz, seconded by Ms. Adams, the Board voted unanimously to approve the minutes of the regular meeting held April 17, 2018

On motion of Ms. Adams, seconded by Ms. Aziz, the Board briefly discussed how to abbreviate the remainder of the agenda. Ms. Adams withdrew her motion.

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Mr. Spann updated the Board on the Hillcrest property: He may reissue the RFP for Development Partner because we have time before the tax credit application is due and the total number of responders was low. There were two other responders and the Woda Cooper Companies scored highest and has local experience. One other responder was too busy to currently take the work, and the other responder had no Georgia experience.

Mr. Spann updated the Board on the Martel property: The RAD conference calls are continuing on a weekly basis with The Beatty Group, Ms. Furin, Mr. Spann and Ms. Hinton. There are also calls with the HUD project manager.

Mr. Spann updated the Board on the PWEF: The HACEPG Board will have a lower level of activity after the RAD closing, and the PWEF Board activity will increase. Staff is currently determining the future levels of activity and staff needed for the HACEPG budget and income. There will be another Board meeting before the RAD closing and agreements between PWEF and contractors going forward.

Mr. Spann updated the Board on the EPCEDC: He and Dr. Lovett met with Mr. Johnny Easterling from The Wiley Group and discussed possible funding sources. Ms. Allen raised the question of the need for additional EPCEDC Board members and it was discussed.

Ms. Adams raised the question of the need for additional HACEPG Commissioners, and Mr. Spann confirmed that he would contact the Mayor. Dr. Lovett suggested someone with a financial background would be a good resource.

Mr. Spann updated the Board regarding the management of the Fairburn Housing Authority: The Resident Commissioner moved, so he is seeking a new appointment from the Mayor.

Mr. Spann updated the Board on the progress of the RAD application: He, Ms. Hinton, and Ms. Furin continue weekly conference calls with The Beatty Group, working through different issues, including relocation questions, towards an August closing.

Public Comment: None.

Mr. Spann asked that any comments and questions be forwarded to him regarding the April 2018 monthly agency reports.

Ms. Furin discussed a potential conflict of interest regarding the Hillcrest bond counsel because of a merger with another law firm. On motion of Ms. Adams, seconded by Dr. Lovett, the Board voted unanimously to waive the potential conflict of interest so that Hunton and Williams will continue to represent the HACEPG in the Hillcrest bond issue.

On motion of Ms. Aziz, seconded by Ms. Adams, the Board voted unanimously to adjourn the regularly scheduled meeting at 7:25PM.

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