

January 28, 2020
Regular Meeting of the Board of Commissioners of the
Housing Authority of the City of East Point, GA
5:30 PM
3056 Norman Berry Drive, East Point, GA

1. Call to Order/Roll Call
 - 1.1 Welcome and Acknowledge Appointment of Ms. Andreana Jackson to the EPHA Board of Commissioners

Ms. Jackson is a very active member within the EPHA community. Her previous role as President of Resident Services, with the Housing Authority, will be an asset in her current role as Resident Commissioner.
 - 1.2 Ms. Adams, Ms. Allen, Ms. Aziz, Ms. Jackson, Dr. Lovett
 - 1.3 Moment of Silence/Prayer

2. Motion to adopt the Agendas for January 28, 2020 Regular Board Meeting

3. Welcome Torian Priestly, Chief Development Officer and Cortez Carter, Director of Development, The Benoit Group

Comment: The Benoit Group will provide an update on the Hillcrest Senior project including initial discussion on Phase II.

4. Old Business
 - 4.1 Motion to approve Minutes of the November 19, 2019 Regular Board Meeting

Comment: Minutes of the November 19, 2019 Regular Board Meeting were previously distributed.

 - 4.2 Hillcrest Homes and Nelms House Update

Comment: Provide an update as it relates to Hillcrest Homes.
Comment: Provide an update as it relates to Nelms House (Reference Tab #4.7)

Receive Comments from Mr. Spann and/or Mrs. Furin

4.3 Martel Homes Property Update

Comment: Mr. Spann will provide an update as it relates to Martel Homes property.

Receive comments from Mr. Spann

4.4 East Point Community & Economic Development Corporation (EPCEDC) Update

Comment: Mr. Spann will provide an update as it relates to the EPCEDC.

Receive Comments from Mr. Spann

4.5 Fairburn Housing Update

Comment: An update will be provided as it relates to EPHA's management of Fairburn Housing Authority.

Receive comments from Mr. Spann

4.6 Update Board on Rental Assistance Demonstration (RAD)

Comment: Mr. Spann will provide an update as it relates to the status of EPHA's RAD program.

Receive comments from Mr. Spann

4.7 Review Bid Submittals for Request for Qualifications No. 2019-10-01, and Approve Resolution 20-01-01 Authorizing the Executive Director to award, negotiate and execute documents, related to Master Developer for the Nelms House Development

Comment: The Board of Commissioners, at the August 27, 2019 board meeting, voted unanimously to issue an RFQ for Development Partner(s) for the Nelms House property. Submittal deadline for the RFQ was Thursday, November 21, 2019. Five (5) development firms responded: Ciropic/SCG, Housing Development Corporation, The Vecino Group, Paces Foundation, and Strategic Renovations. The evaluation committee choose two (2) top bidders: The Housing Development Corporation and The Vecino Group, based on the criteria documented in the RFQ, for the board to review and approve.

Staff is requesting the board to approve Resolution No. 20-01-01 Authorizing the Executive Director to interview, negotiate, and award contract(s). Documents relating to RFQ No. 2019-10-01 will be distributed at the board meeting.

Receive comments from Mr. Spann

5. New Business

5.1 Solicitation of Public Comment

Comment: Public comment will be taken according to the sign-in sheet

5.2 Monthly Agency Reports

Comment: Mr. Spann will provide insight and answer questions regarding financial and program reports, strategic plan updates and other agency issues. The Agency Report includes activity for the month of December 2019, and Financials for the month of October 2019. The aforementioned reports were previously distributed with the board packet.

Receive comments from Mr. Spann

5.3 Discuss Ethics Policy

Comment: EPHA Board of Commissioners policy states the ethics policy will be reviewed annually for continuing and new Commissioners. The policy was previously distributed with the board packet.

Receive comments from Mr. Spann, Mrs. Furin, Chair, and/or Commissioners

5.4 Motion to enter into Executive Session for the purpose of discussing Housing Authority Matters

5.5 Motion to reconvene in Open Public Session

5.6 Motion to Adjourn