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**Housing Authority of the City of East Point, Georgia**

**Regular Meeting**

**October 25, 2022**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, October 25, 2022, at 5:30 PM.

The meeting was held being held under circumstances necessitated by emergency conditions involving public safety, more specifically, the public health issues created by the COVID-19/Coronavirus, so this meeting was conducted via video and audio teleconference via Zoom, in compliance with O.C.G.A. §50-14-1 (g). Public access was allowed to the meeting via the Zoom ID being posted at the HACEPG office and on the HACEPG website.

The agenda was posted at the HACEPG office and on the website.

All Commissioners waived notice of the meeting.

Mr. Jones called the meeting to order at 5:34 PM.

Those answering the roll call were:

Dr. Lovett, Ms. Jackson, Ms. Bussey, Mr. Frazier, and Mr. Callaway.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, Luvell Porter, Debra Stephens, and Ariana Wilkins. Mayor Deana Holiday Ingraham was also present.

Mayor Deana Holiday Ingraham introduced Thomas Callaway as the newly appointed Commissioner, previously a City Council member for Ward B, and currently a member of the Fort MacPherson Redevelopment Authority. The Mayor discussed the importance of the Commissioners and the Housing Authority as a partner to the City for growth and development of affordable housing. She also thanked the Commissioners for their full time efforts in volunteer positions. Dr. Lovett, Ms. Jackson, Ms. Bussey, and Mr. Spann welcomed Mr. Callaway and mentioned his previous cooperation with the Housing Authority as a Council member, and Mr. Jones stated that the Board looked forward to Mr. Callaway's participation on the Board. The Mayor then left the meeting.

Mr. Jones opened the meeting with a moment of silence/prayer.

Upon motion of Ms. Bussey, seconded by Mr. Callaway, the Board voted unanimously to adopt the Agenda.

On motion of Mr. Frazier, seconded by Ms. Bussey, the Board voted unanimously to approve the minutes of the September 27, 2022 Annual Board meeting.

On motion of Mr. Frazier, seconded by Ms. Bussey, the Board voted unanimously to approve the minutes of the September 27, 2022 Regular Board meeting.

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Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: East Point is repairing the sewer on Norman Berry Drive, and the project has taken longer than expected, so that the residents and NAACP office have had to use Maria Head Terrace to enter Martel. The delayed project has affected the office renovation on our property, and Mr. Spann has contacted the City regarding a waiver of our permit fees as a recognition of the delay and inconvenience caused to the Housing Authority. The City has promised to repair any damages to our property. The other details regarding the Public Housing program are in the Executive Director's Report: The renovation of 10 townhome units and a duplex in Martel; the demolition and the collaborative selection for a mural on the side of Aya Tower; and the office expansion. Mr. Jones raised the question regarding the public relations/social media efforts of the Housing Authority, and Mr. Spann provided details on previous and ongoing efforts, as well as planned holiday events. Mr. Jones raised the possibility of other uses of the side of Aya Tower, including revenue generating uses, and Mr. Spann and Ms. Furin explained the development with The Vecino Group in more detail, and the carve out of the existing billboards behind the property. The Board generally discussed the possibility, and Mr. Callaway discussed the City's goal to limit or remove billboards from the downtown area, and the variance approval process. The Board also discussed that a mural would hopefully end any graffiti on the wall. Ms. Furin offered to forward public relations internship information at UGA and GSU to Mr. Spann. Staff is also researching acquiring the adjoining properties to Aya Tower. No HUD REAC inspections are scheduled yet, but Martel will most likely be inspected in 2023.

Mr. Spann updated the Board on the Hillcrest property: The details are in the Executive Director's Report: Phase II progress is going well.

Mr. Spann updated the Board on the East Point Community & Economic Development Corporation (EPCEDC): Property details are included in the Executive Director's Report, including GICH participation and a table of the investment properties. Ms. Stephens is in the process of researching additional properties for acquisition.

Mr. Spann updated the Board on the Fairburn Housing Authority: Their Board has published an RFP for a development partner to renovate and expand the number of affordable units.

Mr. Spann updated the Board on Norman Berry Village: Staff plans to present options to the Board regarding the continuing partnership with Hunt Capital at the November meeting.

Public Comment: Ms. Mobley confirmed that there were no public comment participants who were previously signed up present on the Zoom meeting.

The Monthly Executive Director Reports (including financial reports for July 2022) were previously distributed to the Board via the documents on the website/email. He discussed current plans to use capital funds and the recent investments approved by the Board. The end of the fiscal year (September 30, 2022) budget details should be presented at the November meeting. Mr. Spann also mentioned the Gateway At East Point property, in which the Housing Authority owns a 10% share in collaboration with the Atlanta Housing Authority.

Mr. Spann discussed scheduling of the November and December regular board meetings. On motion of Ms. Bussey, seconded by Ms. Jackson, the Board voted to move the regular November meeting to Tuesday, November 15, 2022, because of the Thanksgiving holiday. Mr. Spann informed the Board that the regular December meeting is usually cancelled because of the holidays, and if needed a Special Meeting could be set. Mr. Spann discussed that the annual staff report is usually presented at the November meeting, and the annual requested employee bonus. He provided history of the bonus to the Board, and stated that he anticipated requesting a total bonus amount of 5.75% of the total salary pool, to be distributed at his discretion to the employees based on tenure, performance, and their

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annual reviews.

Mr. Spann stated that Mr. Darren King, the East Point City Manager, and Ms. Genesisia Elias, the Assistant East Point City Manager, would be joining the regular November Board meeting to update the Board on the City's plans and receive feedback from the HACEPG Board. The Board generally discussed the obstacles that developers face in East Point as a topic.

Dr. Lovett stated that it would be advisable with so many recent Board appointments to discuss a Strategic Planning Session and orientation process. The Board agreed to put that item and an item regarding virtual vs. in person meetings on the agenda for the regular November Board meeting, and Mr. Spann will distribute the existing Strategic Plan from 2014 to the Board in advance. Ms. Furin advised that the Strategic Planning Session should be separate from the regular January Board meeting, and that the purpose would be to receive information and for discussion only.

On motion of Dr. Lovett, seconded by Mr. Frazier, the Board voted unanimously to adjourn the meeting at 6:52PM.