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

**Regular Meeting**

**March 28, 2023**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, March 28, 2023, 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 5:39 PM.

Those answering the roll call were:

Mr. Jones, Dr. Lovett, Ms. Bussey, and Mr. Calloway.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Rejeana Prothro, Luvell Porter, Ariana Wilkins, Debra Stephens, and Rejeana Prothro. Jameica Lollis, Jonathan \_\_\_\_\_, and two unidentified members of the public (Iphone and 770-882-1308) were also present.

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

Mr. Jones, Mr. Spann, and Ms. Furin explained the needed changes to the Agenda, to place the presentation by Carolyn Whatley, the Managing Director of Berkadia Financial, to the beginning of the Agenda, followed by Executive Session to discuss real estate and personnel matters. Upon motion of Mr. Calloway, seconded by Ms. Bussey, the Board voted unanimously to adopt the Agenda with the propose changes.

Carolyn Whatley, Managing Director of Berkadia Financial, made a presentation to the Board regarding the qualifications, experience, and possible financing sources for the HACEPG. Ms. Whatley was previously involved in the redevelopment of Hillcrest I (with Capital One) and Hillcrest II (with Berkadia). Berkadia uses many different debt products to lend to clients, and has been involved in financing senior housing in 43 states. Ms. Whatley discussed the HUD 223F loan, which would be fully amortized over 35 years.

On motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to enter into Executive Session at 6:03PM to discuss real estate and personnel matters.

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On motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to return to the regular public meeting.

On motion of Dr. Lovett, seconded by Mr. Calloway, the Board voted unanimously to approve the new personnel position of Director of Administration.

On motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to allow the Executive Director and staff to proceed with negotiations to acquire the specific real property discussed in Executive Session, and to return to the Board for final approval of the purchase price and conditions.

On motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to allow the Executive Director and staff to proceed to discuss refinancing the Norman Berry Village property, using Berkadia Financial as the lender.

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

Mr. Spann and Ms. Furin confirmed that the other Board business could be handled at the next regular meeting, and no other matters required Board action at the time.

The Monthly Executive Director Reports (including financial reports for February 2023) were previously distributed to the Board via the documents on the website/email.

On motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to adjourn the meeting at 7:56PM.