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

**Regular Meeting**

**May 23, 2023**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, May 23, 2023, at 5:30 PM.

The meeting was held at 1148 Calhoun Drive, the Resident Association building, because of construction at the main office. Notice of the public meeting and location change for the meeting was posted at the HACEPG office, in the May monthly newsletter, on the website, and sent to ALM Daily Report. The agenda was posted at the HACEPG office and on the website.

All Commissioners waived notice of the change of location of the meeting.

Mr. Jones called the meeting to order at 5:32 PM.

Those answering the roll call were:

Mr. Jones, Ms. Jackson, Ms. Bussey, Mr. Frazier, and Mr. Calloway.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Debra Stephens, and Alonzo Moreland.

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

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

On motion of Mr. Calloway, seconded by Mr. Frazier, the Board voted unanimously to approve the minutes of the April 19, 2023 Special Board meeting.

On motion of Mr. Frazier, seconded by Ms. Bussey, the Board voted unanimously to approve the minutes of the April 25, 2023 Regular Board meeting, with the change noted by Mr. Frazier to remove the double entry of Rejeana Prothro's name.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: The third in person monthly Resident Council meeting was held, and the attendance numbers are better each time. Ms. Jackson's appearance as the past president helps a lot. The staff goal is to make the Resident Council self sufficient. Mr. Spann discussed the ways they publicize the meeting and encourage attendance. Mr. Calloway asked questions regarding the REAC score, and Mr. Spann and Ms. Jackson responded regarding disabled smoke detectors and blocked egress. The REAC physical inspection goal for the next round is a 90. Staff is applying for a HUD Safety/Security grant to increase cameras, pay for police patrols, and repair windows. Canai Community cannot fully staff the summer camp they usually hold, despite their best efforts. The HACEPG received a \$50K United Way grant so staff is seeking other ways to hold the camps – Future Seekers will hold the camp for high school age children, and staff is discussing partnering with Star C to provide elementary age camp. If that option does not succeed, the HACEPG will

## DRAFT

partner with the activities at Jefferson Park and provide transportation for the resident children. The office expansion should be complete in October 2023 – there have been challenges with material delivery and staff has relocated so that the job can proceed faster. The renovations due to the Christmas Eve fire at Hurd are proceeding, the RFP for a contractor has been issued in cooperation with our insurance company. An RFP is also out to renovate all of the old plumbing at Hurd. Eventually there may be a total renovation of Hurd, adding more double story units.

Mr. Spann updated the Board on the Aya Tower property: The mural artist has been selected, and there is a meeting set with that artist in June. The Wait List opens in June, and move ins are expected to begin in December. Staff closed on the purchase of the OffRoad Atlanta property, and are meeting with United Healthcare and Morehouse School of Medicine regarding possible use of the building. Ms. Bussey and Mr. Calloway stated that multiple health care surveys have been done in the past, so the data already exists, but no changes have resulted to date. They encouraged UHC and Morehouse to extrapolate the information from the existing data, and to make sure that HACEPG residents had been included in the past surveys/listening sessions. The Board generally discussed the slim possibility of a future hospital on the southside. The Board generally discussed the PATH running behind Aya Tower to Connally Drive, and Mr. Calloway stated that eventually it will extend to Ft. McPherson and connect to MARTA and the west beltline, running on some private property and East Point and Atlanta city owned properties. The City will provide an update to the Board at our June meeting.

Mr. Spann updated the Board on the Hillcrest property: Scheduled for a Fall 2023 completion, and The Benoit Group has offered a tour of Phase II to the Board. Also, Mr. Spann hosted the Jonesboro HA to tour our redeveloped properties.

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. The next meeting, which will also be the annual meeting, is scheduled for June 6, 2023, and a financial report will be provided to the HACEPG Board at that June regular meeting. Ms. Furin confirmed that pursuant to the Bylaws, there is need for another Board member, and that must be a HACEPG Commissioner – the Bylaws require that the majority of the EPCEDC Board are also Commissioners. Ms. Furin and Mr. Spann briefly discussed the Board workload in the past, with quarterly meetings, and the general goals of the entity. Mr. Jones and Mr. Calloway discussed ways to use the existing properties as equity for additional loans. Ms. Stephens confirmed that there were no other updates.

Mr. Spann updated the Board on the Fairburn Housing Authority: The HACEPG staff has been managing the Fairburn HA since 2015, charging a monthly fee, which pays part of the staff salaries for that work, and the fees are adjusted retroactively on a quarterly basis. The FHA Board invited the Fairburn Mayor, Planner, and City Manager to their last Board meeting, and has an RFP out for a Development Partner.

Mr. Spann updated the Board on Norman Berry Village: Mr. Spann shared a summary of the development, 119 units of affordable senior housing finished in 2008, so that 2020 was the 15<sup>th</sup> year of compliance with the funding requirements of LIHTC. The HACEPG desires to keep this development as affordable housing. Staff has conducted appraisals and analysis to determine the best route to that end, and has been negotiating with the Credit Investor partner, Hunt Capital. Ms. Stephens stated that staff were now revising estimates for renovations, to ensure the renovations fit within the loan parameters. Mr. Frazier asked what type of renovations were needed, and Ms. Stephens stated HVAC, to refresh the market rate units (especially appliances), to add cameras at the back entrance, and to refresh and divide the large community room, as the residents have requested.

Public Comment: Ms. Mobley confirmed that there were no public comment participants who were previously signed

DRAFT

up.

The Monthly Executive Director Reports (including financial reports for April 2023) were previously distributed to the Board via the documents on the website/email. Mr. Spann discussed that Public Housing and Housing Choice Voucher programs are both right on budget. He also reviewed the capital funds allocations for 2022 and 2023, that are released retroactively. The Enterprise Fund decreased from the purchase of OffRoad Atlanta. The Board will need to revisit investment decisions in June/August for the Non-Federalized Assets. An RFP for banking partners will go out soon. Mr. Spann reviewed the financials for each HACEPG property. Mr. Frazier asked several questions regarding the check register, and Mr. Spann responded. The Board generally discussed a change in HUD rules that allows the FSS program to extend the time to use the escrow account, and to allow the use of escrow funds for a wider range of participant benefits. Ms. Jackson stated that the FSS changes are well received, and Mr. Granger is working with other Housing Authorities to provide incentives to more participants. Mr. Spann stated that the Public Hearing meeting for the 2023 Annual and 5-Year Agency Plan will be held on June 20, 2023 at 5:30PM, with Board approval at the regular June meeting (June 27, 2023). The Board generally discussed the benefits of the film industry tax credit to the HACEPG, and recent filming in the neighborhoods. Mr. Jones suggested that staff approach the production companies regarding providing intern opportunities/training for residents in the future. Mr. Jones stated that the Board needed to internally review the results of the Strategic Planning Session, and Mr. Spann stated that there is a draft of the Strategic Plan in the Board package for review, and that regular review will become a item on the agenda beginning in June 2023.

There was no Executive Session.

On motion of Ms. Bussey, seconded by Ms. Jackson, the Board voted unanimously to adjourn the meeting at 7:04PM.