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

**Regular Meeting**

**March 26, 2024**

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, March 26, 2024 at 5:30 PM. The meeting was held at 3121 Norman Berry Drive (East Point City Annex), East Point, GA, due to construction on the main office.

Notice of the public meeting date and time for the meeting was posted at the HACEPG office, on the website, and the location change notice was sent to the South Fulton Neighbor on Wednesday, April 11, 2024 3:00 PM. The agenda was posted at the HACEPG office and on the website.

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

Mr. Jones called the meeting to order at 5:36PM.

Those answering the roll call were:

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

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Luvel Porter, LonAdreann Hoyer, and Randall Bradford.

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

Mr. Spann introduced Randall Bradford, a new employee in the Maintenance Supervisor position, a retired Navy veteran.

Ms. LonAdreann Hoyer, made a presentation to acknowledge Women's History Month, including the background of this designation and specific acknowledgment of Ms. Maria Head (Green), whom Maria Head Terrace in Martel neighborhood is named after, and whose efforts led to improved housing for residents of East Point. Her great nephew Charles Barlow later served as a Commissioner for HACEPG.

Upon motion of Ms. Bussey, seconded by Dr. Lovett, the Board voted unanimously to approve the Agenda.

Upon motion of Dr. Lovett, seconded by Ms. Bussey, the Board voted unanimously to approve the minutes of the February 27, 2024 Regular Board meeting.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: Public Housing occupancy is currently at 94%. Staff is pricing installation of central heat and air for the last 16 units in Martel, requesting bids and applying for HUD grants to fund this final phase. The contract for new surveillance cameras was awarded to Jamtek after a bidding process, that Mr. Porter coordinated. Staff is still working with engineers to determine options to rebuild the 2 units in Hurd that were damaged by fire. The Board generally discussed the possibility of relocation of Hurd families to units in Martel, if the Board decides to modernize Hurd neighborhood in the future. The revised

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completion date for the main office expansion is April 15, 2024, which will mean that all employees are under one roof in a more open space, including a new main conference room that could also be used for resident large meetings. Mr. Porter has successfully kept the HACEPG internet/computer system up and operating during the main office expansion process. In response to Dr. Lovett's earlier request, Mr. Spann shared the sources of the funding for the main office expansion, with capital funds being used for approximately half the cost, and Enterprise funds (from development fees and the PHADA litigation settlement) being used for the other half. The project is currently under budget and Ms. Stephens has requested the CO inspection. Dr. Lovett stated that this was a good use of these funds, to create a first impression on the neighborhood and our residents.

Mr. Spann updated the Board on the Aya Tower property: Grand opening is scheduled for April 23, and former Commissioners are being invited. HACEPG and other local developments are sharing their Wait List with the management for Aya Tower as occupancy has been slower than expected at this phase. The Board generally discussed the options for medical clinics at the property – Grady will use Aya Tower space, their clinic on Main Street, and their mobile clinic. Dr. Lovett requested that the Development Committee review the timetable and actions for the OffRoad Atlanta site, including approaching other developers and tenants. Mr. Spann discussed his ongoing contact with United HealthCare regarding their offer for funding for repairs to the building, as staff is discussing roof repairs.

Mr. Spann updated the Board on the Hillcrest II Senior Apartments property: The project was completed in November 2023, but the Grand Opening date is TBA. Occupancy is currently at 69%.

There was no update on the East Point Community and Economic Development entity or properties.

Mr. Spann updated the board on Norman Berry Village: One Street Residential was awarded a letter of recommendation from the East Point GICH, to support the proposed LIHTC application. Mr. Spann and Ms. Furin continue to negotiate the terms of the MOU with One Street Residential, and will bring in the Development Committee. The LIHTC 9% applications are due in May, so there may be a need for a Special Meeting in April to approve the terms of the MOU.

There was no Public Comment.

Mr. Spann discussed the updates from the Executive Director Reports: The Board generally discussed possible future renovations for Hurd and Martel neighborhoods, including how relocation works for current residents. The Board generally discussed possible land swaps and desirability of different locations in East Point. Mr. Spann reviewed the current interest rate on the 2 Certificates of Deposit holding Enterprise Funds, and the Finance Committee will review options before they mature.

The Board discussed and unanimously approved moving the April regular Board meeting to the 5<sup>th</sup> Tuesday, April 30, 2024, so the Commissioners can attend the Aya Tower Grand Opening on the morning of April 23, in order to respect their time obligations.

Mr. Spann discussed that he and Mr. Jones would be presenting an update/summary of HACEPG activities to the East Point City Council on April 1, 2024, and will share the presentation with the Board next week. Mr. Jones offered to make this presentation after hearing inaccurate statements made regarding HACEPG activities at previous Council meetings. Dr. Lovett requested that the presentation include the economic impact contributions of the HACEPG and its residents to the City of East Point.

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There was no Executive Session.

On motion of Ms. Bussey, seconded by Dr. Lovett, the Board voted unanimously to adjourn the meeting at 6:37PM.