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Housing Authority of the City of East Point, Georgia

Regular Meeting

January 23, 2024

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, January 23, 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 ALM Daily Report on December 7, 2023. Notice of the public meeting was also sent to the new Fulton County Legal Organ, the South Fulton Neighbor, on January 1, 2024. 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 5:33 PM.

Those answering the roll call were:

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

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley and Luvell Porter.

Mr. Jones opened the meeting with a moment of silence/prayer. Dr. Lovett requested that the Commissioners remember the tragic loss of a child's life over the holidays, and the loss of Dexter King.

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

Upon motion of Ms. Bussey, seconded by Dr. Lovett, the Board voted unanimously to approve the minutes of the November 16, 2023 Regular Board meeting, with changes from Mr. Spann.

Upon motion of Mr. Frazier, seconded by Ms. Jackson, the Board voted unanimously to approve the minutes of the December 11, 2023 Special Board meeting, with changes from Mr. Spann.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: There was a criminal incident on New Years Eve in Martel, and the family has been temporarily relocated per their request, during the time of the investigation, repair, and staff determination of the status of the lease. Staff has been cooperating with the East Point Police Department, and Council Person Karen Renee has been assisting the family. Dr. Lovett asked if the EPHA would make an insurance claim for the repair, and Mr. Spann responded that the repair cost will be below the deductible amount. Mr. Spann informed The Board that staff were in the process of requesting and receiving bids from 4 vendors to add and upgrade the existing security camera system. Mr. Spann and Mr. Porter discussed the problems with the current 15 year old system, including the software signal, false alerts, and the storage time. The City of East Point and Fairburn Housing Authority have both recently signed contracts with Vercotta, who is the

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current lowest bidder, and we have received good recommendations. The contract amount is within Mr. Spann's authority as Executive Director. The Board generally discussed the availability of license plate readers, motion sensors, face recognition, and Ms. Furin stated that the cameras are used in the public streets that are on Housing Authority property.

Mr. Spann updated the Board on the Aya Tower property: The Certificate of Occupancy was received on January 17th, and the leasing company is rapidly qualifying and screening tenants. Tenant move-ins are scheduled for mid-February.

Mr. Spann updated the Board on the Hillcrest property: There are ongoing tenant move-ins to Hillcrest II, and we have shared our Public Housing, Housing Choice Voucher, and Norman Berry Village Wait Lists for age 62+ with the management company. Currently the property is at 55% occupancy, and the lease up will take more time, due to many applicants not qualifying for the necessary income level. Ms. Bussey requested that Mr. Spann also share the Fairburn HA Wait List, and he responded that he would do so. Ms. Jackson asked if we currently had senior low income housing available, and Mr. Spann responded that we have 24 units at 30% Area Median Income level, at Norman Berry Village, that we plan to keep. Mr. Spann stated that in the current economic climate, developers have to receive higher rents, and that HOME funds may be able to bridge the gap for the Norman Berry Village redevelopment, by subsidizing part of the rent. Mr. Spann stated that the Board will also seek to increase the number of affordable units if funding is available. Dr. Lovett stated that he would follow up on this topic with his contacts at the Georgia legislature, and Mr. Spann stated that the April NAHRO conference can be used to meet with staff from the offices of our national legislators regarding this topic.

Mr. Spann and Dr. Lovett updated the Board on the East Point Community & Economic Development Corporation (EPCEDC): The Board had their Annual Meeting in November 2023, and are seeking new Board members from the EPHA Commissioners. The Bylaws require that a majority of the EPCEDC Board members are also currently serving as EPHA Commissioners, although outside Board members are also allowed. Ms. Furin stated that the time commitment was less than the EPHA Board, but there may be urgent meetings concerning real estate matters. Ms. Bussey stated that she was interested in joining the EPCEDC Board, and everyone thanked her.

There was no update on the Fairburn Housing Authority.

There was no update on Gateway East Point.

Mr. Spann updated the board on Norman Berry Village: This matter will be discussed in Executive Session as a real estate matter.

Public Comment: Janis Hindsman, a resident of Martel Homes, addressed the Board regarding her complaints re: the fairness of the Resident Council elections. Mr. Jones asked Ms. Furin if this was a matter for Board consideration, and Ms. Furin responded that the Board does not usually become involved with the Resident Council; it is a separate body, run by the residents. Mr. Spann stated that he would discuss the matter further with Ms. Hindsman.

Upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to enter into Executive Session to discuss a real estate matter and a personnel matter, at 6:13PM.

Upon motion of Ms. Bussey, seconded by Dr. Lovett, the Board voted unanimously to reconvene in Open Public Session at 6:59PM.

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Upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to approve the Executive Director's request to establish a new Director of Maintenance position, funded under the existing budget for fiscal year 2024.

Upon motion of Mr. Frazier, seconded by Dr. Lovett, the Board voted unanimously to request the formal opportunity for One Street Management to present to the East Point GICH for their endorsement for the Norman Berry Village 9% LIHTC application.

Upon motion of Mr. Frazier, seconded by Dr. Lovett, the Board voted unanimously to give authority to Ms. Furin and Mr. Spann to continue to negotiate terms of an MOU with One Street Management to redevelop Norman Berry Village.

Upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to create the following Board committees, as proposed in the Strategic Plan, to receive information and make recommendations back to the entire Board:

Development Committee: Mr. Frazier and Mr. Calloway

Financial Committee: Dr. Lovett and Mr. Jones

Social Services Committee: Ms. Bussey and Ms. Jackson

Mr. Spann discussed the Executive Director Reports, including financials through December 2023. The change in financial position is mainly due to payments to the contractor making the renovations to the main office. The completion of the job is 2 months behind. The 2024 Family Self Sufficiency/Ross Grant was approved, and those funds are used to pay the salary of 2 employees who work in FSS in their respective housing divisions. Some Enterprise Funds were used to pay for the office renovation, and Mr. Spann will discuss the specific funding sources at the next regular meeting. Mr. Spann has requested the Finance Specialist to prepare a schedule to show the Multi-Bank Securities investments, and the Developer Fees that should be incoming in 2024, for the next regular meeting. Dr. Lovett stated that the Financial Committee should review the current investments as they mature and make recommendations to the Board. The NBV 5-Yr PH subsidy funds the 12 public housing vouchers at Norman Berry Village, which are project based vouchers – this amount is offset by the annual cash flow from NBV.

Mr. Spann stated that the Grand Opening of the East Point Commons development occurred on December 29, 2023.

On motion of Dr. Lovett seconded by Ms. Bussey, the Board voted unanimously to adjourn the meeting at 7:15PM.