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Housing Authority of the City of East Point, Georgia

Special Meeting

December 11, 2023

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, December 11, 2023, at 5:30 PM. The meeting was held at 1148 Calhoun Avenue, East Point, GA, due to construction on the main office.

Notice of the public meeting date, time and location change for the meeting was posted at the HACEPG office, 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 date and location of the meeting.

Mr. Jones called the meeting to order at 5:38 PM.

Those answering the roll call were:

Mr. Jones, Ms. Bussey, Mr. Calloway, Mr. Frazier, and Ms. Jackson. Dr. Lovett arrived at 6:53PM.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley, Luvell Porter, Ariana Wilkins, Rejeana Prothro, Debra Stephens, and LonDreann Hoyer.

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

Upon motion of Mr. Calloway, seconded by Mr. Frazier, the Board voted unanimously to approve the Agenda.

Mr. Spann introduced representatives from One Street Residential, currently managing Norman Berry Village. Dave Dixon (Senior Managing Partner), Thurston Cooke (CFO/Partner), Kiva Streed (current NBV Manager), Daniel Fineberg (____), and Brendan Barr (____) made a short presentation regarding redevelopment of Norman Berry Village, with application for 9% low income housing tax credit funds from the Georgia Dept of Community Affairs. The proposed redevelopment would expand the amount of affordable units to 95 out of 119, and 35 of those units would be project based vouchers, and include a 65 year ground lease. Total cost is estimated at \$23,000,000 at this time. Mr. Calloway asked questions regarding the anticipated cost estimate, and Mr. Dixon responded that the redevelopment would renovate units and upgrade the common spaces, buy out the current partnership, and pay off the existing HOME loan. Mr. Calloway requested more details, including a pro forma, and Mr. Dixon stated that they would provide those to the Board.

Mr. Spann presented the Fiscal Year End Report for 2023. He requested that the Board approve the annual bonus incentive for staff out of unrestricted funds, to be distributed at his discretion based on employee length of service, performance, and goals achieved. He requested the amount of 5.75% of the HACEPG budget, consistent with prior years' incentive amounts.

Upon motion of Mr. Calloway, seconded by Ms. Bussey, the Board voted unanimously to go into Executive Session to discuss two personnel matters at 6:50PM.

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On motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to reconvene in regular session at 7:07PM.

On motion of Mr. Calloway, seconded by Ms. Bussey, the Board voted unanimously to approve the amount of 5.75% of the annual budget, from unrestricted funds, to be distributed to the employees at Mr. Spann's discretion, as an annual incentive bonus.

On motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to approve the amount of 5.75% of the Executive Director's base salary, from unrestricted funds, to Mr. Spann as an annual incentive bonus.

Public Comment: There were no public comment participants.

On motion of Mr. Calloway, seconded by Mr. Frazier, the Board voted unanimously to adjourn the meeting at 7:10PM.