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MAY 22 2023

CLERK OF COUNCIL
Columbus, Georgia

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

April 19, 2023

9:00 AM

Columbus, Georgia

**Meeting was Held by Both Telephone Conferencing and In-Person
Due to the COVID-19 Virus**

The Commissioners of the Housing Authority of Columbus, Georgia met in a regular session in Columbus, Georgia.

Chairman Larry Cardin called the meeting to order the following Directors were present:

Ed Burdeshaw
John Greenman
Linda Hadley
Jeanella Pendleton
John Sheftall
Tiffani Stacy

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, John Casteel, Chief Assisted Housing Officer, Sabrina Richards, Chief of Property Management, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, Rickey C. Miles, Modernization Manager, Carla Godwin, MTW Coordinator and Resident Services Administrator, Jim Clark, Esquire, and Denise L. Thompson-Mosley, Executive Assistant.

Also present were David Williams, Esquire, Len Williams, Susan McGuire, and Ryan Clements.

INVOCATION:

In place of a traditional invocation, Chairman Cardin asked for a round of applause for HACG staff for the successful ribbon cutting ceremony at the Banks of Mill Village. Chairman Cardin also congratulated the staff for the successful completion of the project in collaboration with community partners. He introduced Ryan Clements as the person who will be replacing Commissioner Burdeshaw on the board May 1, 2023.

ADOPTION OF AGENDA:

Motion for approval of the agenda was made by Commissioner Greenman, seconded by Commissioner Burdeshaw. Motion carried.

**APPROVAL OF THE MARCH 15, 2023 BOARD MEETING
MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the March 15, 2023 Board meeting.

Motion for approval of the amended minutes was made by Commissioner Greenman, seconded by Commissioner Pendleton. The motion carried.

FINANCIAL REPORT:

Sheila Crisp, CFO, provided a report of agency finances month-to-date and year-to-date actual to budget results and the explanation of the top factors of the variances. In summary, we are tracking behind budget by about \$225K.

The top factors for both MTD and YTD variances for excess of revenue before Capitalized Expenditures and Transfers:

- The delay in construction at The Banks of Mill Village and Warm Springs Senior Village has resulted in a postponement of payment of Developer Fees to HACG of approximately \$600K.
- Funding for the Single Room Occupancy Program (SRO), \$181K, will be recognized in April.
- Waterfall payments will be disbursed in May 2023.

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES
FOR MONTH ENDING MARCH 31, 2023:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3438

**RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING MARCH 31, 2023**

Motion for approval was made by Commissioner Burdeshaw, seconded by Commissioner Greenman. Motion carried.

Ms. Richards also offered an update on the lease up at The Banks at Mill Village. The development is 66% occupied and will be 80% by the end of April. The lease up for the whole project will be complete by the end of May. There are over 4,000 people on the waiting list.

CONSTRUCTION CONTRACT FOR MLK WAREHOUSE MODIFICATIONS:

The Housing Authority of Columbus, Georgia (HACG) received bids on March 28, 2023, for the Renovations of the HACG MLK Materials Warehouse. The IFB was placed in the Ledger-Enquirer for three days starting on March 1, 2023. The Invitation for Bids (IFB) was later emailed by the architect to several local commercial contractors. The pre-bid conference was held on March 14, 2023, and six contractors attended.

Major work items include flooring abatement/replacement, new acoustical ceiling tiles, painting, electrical, handicap accessible restroom, upgraded warehouse lighting and a rebuilt shipping/receiving office.

RGC Constructions of Marietta, GA delivered the apparent lowest bid for \$222,069.00.

Motion to approve this contract for the MLK Warehouse Modifications in the amount of \$222,069.00 was made by Commissioner Burdeshaw, seconded by Commissioner Sheftall. Motion carried.

CONSIDER A BOND INDUCEMENT RESOLUTION:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3439

INDUCEMENT RESOLUTION OF THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA, APPROVING A PROPOSED FINANCING OF A MULTIFAMILY HOUSING PROJECT IN AN AMOUNT NOT TO EXCEED \$40,000,000 FOR THE BENEFIT OF HACG RAD II, LP, AND AUTHORIZING THE EXECUTION OF AN INDUCEMENT LETTER

Attorney Jim Clark introduced Attorney David Williams. Mr. Williams came before the board to request approval of an Inducement Resolution for the Rental Assistance Demonstration (RAD) conversion of Warren Williams/Rivers Homes, Columbus, GA.

Mr. Williams of Butler and Snow is bond council for HACG RAD II, LP. The bond proceeds will be utilized to renovate and rehab Warren Williams/Rivers Homes to complete the RAD conversion of this property.

Motion to approve this resolution was made by Commissioner Sheftall, seconded by Commissioner Greenman. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton formally thanked Commissioner Burdeshaw for his years of service to the HACG Board and he was presented with a silver eagle coin. Commissioner Burdeshaw offered words of thanks and appreciation to the board and staff. Len Williams introduced Ryan Clements as the Commissioner to replace Mr. Burdeshaw.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

No report.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Burdeshaw offered more congratulatory words to the staff for the successful completion of the Banks at Mill Village and the ribbon cutting ceremony.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported there has been an increase in traffic at all the properties because of the warmer weather. She also spoke about the drag racing near certain HACG properties that people are filming for content on their social media platforms. Influencers are traveling from other cities to make videos of themselves driving unsafely to post on TikTok and YouTube. Mr. Clark stated these vehicular episodes are a liability for HACG. Chairman Cardin asked a committee to be formed to address the issue and Mr. Clark would like to be on it.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN UPDATE:

Lisa Walters gave an update on the MTW Corrective Action Plan (CAP). The CAP submitted to HUD in January was approved. Lease up at Warren Williams is 97% and 92% for Canty Homes for an average of 93%. The Section 8 voucher utilization has increased slightly to 82%.

EXECUTIVE DIRECTOR'S REPORT:

Lisa Walters reported that lease up is 96% across all developments, including the remote housing authorities. At the RAD properties, Nicholson Terrace, Luther Wilson, EJ Knight, and EE Farley, lease up is 98%.

The ribbon cutting ceremony for The Banks at Mill Village Apartments went well. There was a great turnout of community leaders and development partners.

Lisa, Carla, Sheila, and Sabrina attended the MTW conference in Washington, D.C. the week of April 10, 2023. It was the first in-person conference since 2019. The conference was informative and HACG staff were able to connect with and advise the 88 new MTW agencies. Lisa spoke with HUD staff from the D.C. headquarters, Marianne Nazzaro, Deputy Assistant Secretary OPHI and PIH, Ashley Sheriff, Deputy Assistant Secretary, REAC and PIH, and Will Lavy, Director of Program Administration RECAP Office.

HACG staff learned that HUD has abandoned the latest initiative to impose an amendment to the Annual Contributions Contract (ACC) with PHAs. HUD also released proposed NSPIRE scoring notice on March 24, 2023, with comments due by April 27, 2023.

An Atlanta real estate development company, the Wasserman Group, would like HACG to act as a conduit bond issuer for a senior (55+) market rental home development in North Columbus. A Zoom meeting will be scheduled with the Wasserman Group for them to explain their plans to Real Estate Committee and discuss the matter further.

ADJOURN:

There being no further business, Chairman Cardin asked for a motion to adjourn the meeting. Motion for approval was made by Commissioner Greenman, seconded by Commissioner Stacy. Meeting was adjourned.



Larry Cardin
Chairman



Lisa L. Walters, CPM
Secretary-Treasurer