

**THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

**Regular Meeting**

**August 16, 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 Commissioner were present:**

**John Greenman  
Linda Hadley  
Jeanelle Pendleton  
John Sheftall  
Ryan Clements**

**In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, John Casteel, Chief Assisted Housing Officer and Chandler Riley, Esquire.**

**INVOCATION:**

**Chair Cardin offered the invocation.**

**ADOPTION OF AGENDA:**

**Chair Cardin made one correction to the agenda. Motion for approval of the agenda was made by Commissioner Pendleton, seconded by Commissioner Clements. Motion carried.**

APPROVAL OF THE JULY 19, 2023 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the July 19, 2023 Board meeting.

Motion for approval of the minutes was made by Commissioner Greenman, seconded by Commissioner Sheftall. 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 ahead of budget by about \$2.5 million.

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

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3448

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

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

CONSIDER APPROVAL OF THE BOND ISSUER AND FEE SCHEDULE

Motion for approval was made by Commissioner Sheftall, seconded by Commissioner Pendleton. Motion carried.

CONSIDER A RESOLUTION APPROVING HACG SECTION 8  
MONTHLY UTILITY SCHEDULE:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3449

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

REPORT FROM THE GOVERNANCE COMMITTEE:

The Governance Committee will meet on Monday, August 21, 2023 to discuss the CEO Contract changes.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

The Audit and Finance Committee brought forward the Bond Issuer and Fee Schedule for full Board approval. They also approved the CEO Contract changes that will be discussed at the Governance meeting as presented above.

REPORT FROM THE REAL ESTATE COMMITTEE:

The Real Estate Committee will meet in the month of August to discuss Faircloth to RAD and the request from the Wasserman Group. (See Chandler Riley's report below)

PUBLIC SAFETY TASK FORCE:

No Formal Report.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN  
UPDATE:

Lisa Walters gave an update on the MTW Corrective Action Plan (CAP). Lease up at Warren Williams is 91% and 91% for Cauty Homes. Section 8 voucher utilization 78%. There are currently 64 families with vouchers searching for housing. Extensions have been granted to 2 families, allowing them more time to find adequate housing.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lisa Walters reported that lease up is 95% across all developments, including the remote housing authorities. At the RAD properties, Nicholson Terrace, Luther

Wilson, EJ Knight, and EE Farley, lease up is 95%. The Banks at Mill Village is at 100%.

We have stopped leasing at Warren Williams/Rivers Homes in preparation for the RAD rehabilitation and relocation of residents.

John Greenman, John Casteel and Lisa Walters will attend the PHADA September conference in Washington DC.

Chandler Riley discussed the latest request from the Wasserman Group for a consent resolution allowing the Northwest Georgia Housing Authority to issue bonds to the Wasserman Group for a development on Old Guard Road.

ADJOURN:

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



Larry Cardin  
Chairman



Lisa L. Walters, CPM  
Secretary-Treasurer