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THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

March 25, 2020

9:00 AM

Columbus, Georgia

Meeting was held via Telephone Conferencing

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 and on roll call the following Commissioners answered present:

**Ed Burdeshaw
John Greenman
Charles Alexander
Tiffani Stacy
Jeanella Pendleton
John Sheftall**

In attendance from the Housing Authority staff was Len Williams, Chief Executive Officer, Lisa Walters, Chief Operating Officer, Susan McGuire, Chief of Human Resources, Sabrina Richards, Chief of Property Management, John Casteel, Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Resident Services Administrator, Amy Bergman, Executive Assistant and Attorney Jim Clark.

INVOCATION:

Chairman Cardin delivered the invocation.

ADOPTION OF AGENDA:

Chairman Cardin called for approval of the agenda as presented.

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

APPROVAL OF THE FEBRUARY 19, 2020 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the February 19, 2020 Board meeting.

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

CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3351

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING FEBRUARY 29, 2020**

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

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CONSIDER A RESOLUTION TO APPROVE THE HACG 2021 MTW PLAN:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3352

A RESOLUTION APPROVING THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM'S FISCAL YEAR 2021 ANNUAL PLAN AND SUBMISSION OF SAID PLAN AND PLAN'S CERTIFICATIONS OF COMPLIANCE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Ms. Godwin presented the proposed Amendment to the HACG MTW Plan.

HACG proposes this activity to increase the minimum rent from \$150 to \$275, which would be phased in increments of \$25 annually for workable households. The increase of rent has a direct correlation with an average of 30 hours per week of employment at the federal or state minimum wage, whichever is greater. HACG anticipates the proposed activity would encourage employment and self-sufficiency. HACG is not changing the rent calculation method.

The increased minimum rent activity is designed to promote self-sufficiency among employable households. The increase in minimum rent phased in over several years in increasing amounts will encourage impacted families to find additional resources to cover the cost of minimum rent.

Motion to approve was made by Commissioner Alexander, seconded by Commissioner Greenman. The motion was unanimously approved.

**CONSIDER APPROVAL OF THE THIRD AMENDMENT TO
AMEND AND RESTATE THE MTW AGREEMENT:**

Ms. Godwin presented the proposed amendment to the MTW agreement. The HUD Inspector General requested that HUD revise the MTW Agreement to clarify that MTW agencies could carry out certain activities.

Motion to approve was made by Commissioner Burdeshaw, seconded by Commissioner Pendleton. The motion was unanimously approved.

**CONSIDER A RESOLUTION TO RATIFY THE CONTRACT FOR
SECURITY CAMERAS AT CANTY HOMES:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3353

**A RESOLUTION TO RATIFY THE CONTRACT FOR SECURITY CAMERAS
AT CANTY HOMES**

Ms. Johnson stated HACG issued an RFP on December 18, 2019 soliciting qualified vendors to provide bids for a security surveillance system and a five-year maintenance agreement for Canty Homes.

Ms. Johnson added that on February 19, 2020 the HACG Board of Commissioners approved a contract with Adapt to Solve, Inc., pending the review and evaluation of the proposal.

HACG staff is recommending Adapt to Solve, Inc., for the installation and maintenance of the camera system, in the amount of \$198,530.

Motion to ratify the contract was made by Commissioner Burdeshaw, seconded by Commissioner Alexander. The motion was unanimously approved.

REPORT FROM THE GOVERNANCE COMMITTEE:

Chairman Cardin announced that Commissioner Greenman would now chair the Audit and Finance Committee and Commissioner Pendleton would chair the Governance Committee.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Chairman Cardin announced Commissioner Greenman would chair the Audit and Finance Committee. Chairman Cardin thanked Commissioner Alexander for his dedication and hard work while chairing this committee.

REPORT FROM THE REAL ESTATE COMMITTEE:

Mr. Williams announced the City of Columbus would use \$1 million dollars in CDBG funds to assist in the redevelopment of Chase Homes. This money replaces funding previously earmarked for the Patriot Pointe development. HACG is currently waiting receipt of the contract.

Mr. Williams thanked Ms. Johnson for her work on securing these funds.

REPORT ON THE SECURITY TASK FORCE:

Chairman Cardin announced that Commissioner Stacy would attend these meetings and report to the Board on her observations. The next meeting is scheduled for May 12, 2020.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams stated that due to the MTW conference in Washington, DC being cancelled, he would like to propose the April board meeting resume the regular schedule and meet on Wednesday, April 15, 2020.

Mr. Williams called on Mr. Casteel for a resident update at the Ralston Towers.

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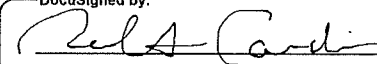
Mr. Castell announced there are still twenty-five known vacant apartments and sixteen residents with no contact. His staff is working daily on site at the Ralston, interviewing residents.

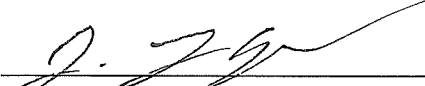
Mr. Williams announced there would be a Real Estate Committee on Thursday, March 26.

Mr. Williams announced Commissioner Greenman was reappointed to the Board by Mayor Henderson and congratulated him.

ADJOURN:

There being no further business, a motion to adjourn was made by Commissioner Greenman and seconded by Commissioner Stacy. The motion carried.

DocuSigned by:

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R. Larry Cardin
Chairman


J. Len Williams
Secretary-Treasurer