

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

**August 19, 2020
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 and on roll call the following Commissioners answered present:

**Jeanella Pendleton
John Greenman
Tiffani Stacy
John Sheftall**

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, 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.

Madeleine Cook, COVID-19 Recovery Reporter, was also in attendance from the Ledger-Enquirer.

INVOCATION:

Chairman Cardin delivered the invocation.

ADOPTION OF AGENDA:

Chairman Cardin called for approval of the revised agenda.

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

ANNUAL MEETING AND ELECTION OF OFFICERS:

Chairman Cardin opened the annual meeting and opened the floor for nominations for the election of officers.

Commissioner Pendleton, Chair of the Governance Committee, motioned to nominate Larry Cardin for Board Chairman, John Greenman for Vice Chairman, Lisa Walters for Secretary, and Amy Bergman for Recording Secretary.

With no further nominations, Commissioner Pendleton motioned to close the nomination for officers. Commissioner Greenman seconded the motion. Motion to close nominations carried.

Commissioner Greenman motioned to accept the slate of nominations as presented by the Governance Committee. Commissioner Pendleton seconded the motion. All was in favor, motion carried.

Commissioner Pendleton motioned to adjourn the annual meeting and Commissioner Greenman seconded the motion. Motion carried and annual meeting was closed, and regular HACG meeting proceeded.

APPROVAL OF THE JUNE 17, 2020 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the June 17, 2020 Board meeting.

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Pendleton. The motion carried.

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CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:

The following Resolutions were introduced and duly considered:

RESOLUTION NO. 3361

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING JUNE 30, 2020**

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

RESOLUTION NO. 3362

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF SECTION 8
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING JUNE 30, 2020**

**Mr. John Casteel explained that the charge off amount is comprised of past
overpayment of utility checks. Motion for approval was made by Commissioner
Greenman, seconded by Commissioner Pendleton. Motion carried.**

RESOLUTION NO. 3363

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING JULY 31, 2020**

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

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RESOLUTION NO. 3364

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF SECTION 8
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING JULY 31, 2020**

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

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton, Chair of the Governance Committee, stated that she would begin providing a monthly newsletter tentatively the Wednesday before a scheduled Board meeting. The newsletter would provide information on public and affordable housing, HUD, and housing authority issues and trends.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman, Chair of the Audit and Finance Committee, announced that the audit is scheduled to take place beginning September 24, 2020.

Commissioner Greenman also presented a copy of the quarterly issue of the Columbus Museum where Warren Williams was spotlighted. He recommended getting copies of the images from the Museum and placing them in the community room at Warren Williams.

PHADA, Public Housing Authorities Directors Association, will be holding their Legislative Forum virtually this year from September 14-15 and Commissioner Greenman recommended we get the updates provided on the first day of the forum. He is also interested in participating so registration information will be provided to all Board members.

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REPORT FROM THE REAL ESTATE COMMITTEE:

Mrs. Walters provided an update from the real estate committee meeting that was held on August 5, 2020 in Mr. Burdeshaw's absence. She explained that the meeting was held to discuss a possible joint venture with Oracle Design Group to create affordable housing by renovating Rose Hill School. Currently HACG is waiting for proformas from Mr. Mark Wright, with Oracle Design Group, before providing more information to the Board.

REPORT ON THE SECURITY TASK FORCE:

Ms. Stacy said the Security Task Force met via teleconference on July 14th. She stated that the security cameras that have been installed at Canty have been working extremely well in deterring undesirable situations at the property. She said the residents have also provided positive feedback regarding their installation.

Ms. Stacy stated the next Security Task Force meeting is scheduled for September 8, 2020. Mr. Clark encouraged HACG to keep having an active security task force.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Walters asked Mr. Casteel to provide an update on the relocation of the Ralston Towers residents. He stated all residents have been relocated, apart from four residents that are currently residing in a hotel while seeking housing, and another four that HACG and Home for Good are in the process of trying to locate.

Mr. Casteel also requested the Board's approval to raise the payment standard provided to new clients and transfers, from 90% to 100% of the fair market rent. HUD allows HACG to raise the payment standard to 110% of fair market rent but HACG felt like this was not needed at this time. Mr. Casteel explained that the utility allowance would stay the same but by bringing the payment standard to 100% of fair market rent other housing options could be available outside the southside of

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Columbus. HACG respectfully requested this change and would reevaluate this increase in approximately six months.

Commissioner Greenman made a motion to raise the payment standard to 100% of the fair market rent and Commissioner Pendleton seconded the motion. Motion carried.

Mrs. Walters informed the Commissioners that Maintenance Manager, David Deroche, will now report to John Casteel instead of reporting to her.

Mrs. Walters stated that all the cameras at Wilson and Elizabeth Canty were installed and working. HACG is in the process of providing access to the Columbus Police Department.

Mrs. Walters updated the Board on the demolishing project for Chase and noted that further information would be provided to the Board for approval during the October meeting.

Mrs. Walters announced that building 704 at Canty will be demolished soon. This will impact six residents. These residents have been notified and will be provided with tenant protection vouchers.

Mrs. Walters reported on the disbursement of COVID-19 funding. HACG is currently researching the viability of remodeling the shop building so that it could be utilized as the tenant selection office. The current office space is small and does not allow for proper social distancing. More information will be provided to the Board after further research is completed.

Mrs. Walters also noted that Sheila Crisp has created an Executive Summary of the financials and will provide this information before the financial section of the Board packet.

Commissioner Pendleton inquired about providing wi-fi hot spots for the children of HACG residents. Mrs. Walters stated that HACG is currently working with Dr. David Lewis to add these to all HACG properties.

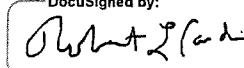
Mr. Cardin provided an update regarding the annual Board retreat. Due to COVID-19 the retreat will be replaced with a series of emails and teleconference discussions. Commissioner Pendleton and Commissioner Greenman agreed with this plan.

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ADJOURN:

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

DocuSigned by:



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R. Larry Cardin
Chairman



Lisa Walters
Secretary-Treasurer