

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

April 23, 2024
9:00 a.m.
Columbus, GA

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

Co-Chair, Dr. Linda Hadley, called the meeting to order and asked that everyone take a minute to remember Rickey C. Miles and his family. The following Commissioners were present:

Jeanella Pendleton
Ryan Clements
John Sheftall

Tiffani Stacy
R. Larry Cardin, Chairman
John Greeman

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Carla Godwin, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, John Casteel, Chief Assisted Housing Officer, David DeRoche, Chief Maintenance Officer, Catherine Jackson, Comptroller, James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

Motion for approval of the agenda was made by Commissioner Clements, with a second by Commissioner Pendleton. Motion carried.

Motion for approval of the March 20, 2024, Board Minutes was made by Commissioner Clements, with a second by Commissioner Pendleton. Motion carried.

FINANCIAL REPORT:

The financial report was presented by Carla Godwin, CFO. Ms. Godwin indicated that the Performance to Budget and Summary Reporting will be reported at the May Board Meeting.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH- ENDING MARCH 2024:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3467

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH OF MARCH 2024

Sabrina Richards presented the proposed resident charge-offs for the month of March 2024. Total charge-off's for the month totaled \$26,935.36.

Motion for approval of the March charge-offs was made by Commissioner Pendleton with a second from Commissioner Clements. Motion carried.

RESOLUTION NO. 3468

RESOLUTION OF GUARANTOR NECESSARY FOR
THE CLOSING OF BTW SOUTH I

WHEREAS, The Housing Authority of Columbus, Georgia, a public body corporate and politic organized under the laws of the State of Georgia (the "Authority"), wishes for HACG BTW South I GP, Inc., a Georgia corporation (the "General Partner"), to cause to be developed a low-income housing project (the "Project") described in a letter of intent dated March 5, 2024 (the "Letter of Intent"), issued by RBC Community Investments, LLC ("RBC"), in the manner and pursuant to the terms and conditions described in the Letter of Intent, through BTW South I, L.P., a Georgia limited partnership (the "Partnership"), in which RBC will invest as limited partner;

Laura Johnson presented this resolution for approval as a formality in the process. This project is scheduled to close late May, early June.

There being no additional discussion, a motion for approval was made by Commissioner Clements with a second from Commissioner Pendleton. Motion carried.

RESOLUTION NO. 3469

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL
DOCUMENTS NECESSARY FOR THE CLOSING OF BTW SOUTH I

WHEREAS, The Housing Authority of Columbus, Georgia (HACG) has been awarded Low-Income Housing Tax Credits (LIHTC) from the Georgia Department of Community Affairs for the development known as BTW South I, consisting of a 90-unit apartment rental development (the Project).

AND BE IT FURTHER RESOLVED that Lisa L. Walters, in her capacity as the Chief Executive Officer of HACG, acting singly, is hereby authorized, empowered, and instructed to approve and cause to be funded requisitions properly submitted in accordance with the loan documents for the HACG Loan, etc

Laura Johnson again presented this resolution for approval as a formality in the process.

Motion for approval was made by Commissioner Pendleton, with a second from Commissioner Sheftall. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton reported that the CEO Evaluation will be completed after the completion of the audit. The evaluation was originally slated for April 2024, but is being pushed back to June/July timeframe.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

CEO, Lisa Walters stated that the Audit and Finance Committee will be meeting with the Auditor on May 13th at the beginning of the audit and then again on May 17th at the conclusion of the audit. The updated Procurement Policy will be presented at that time.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements indicated there was no report, however, he did indicate that a meeting would be scheduled the end of May to continue discussions of Purchasing Ashley Station I and II.

PUBLIC SAFETY TASK FORCE:

Sabrina Richards reported that Commissioner Stacy had reached out to her regarding the car convoy's picking up in the neighborhoods. Large groups of people are riding through neighborhoods, some at high rates of speeds. This has been an issue in the past and is now beginning to pick up again. Mrs. Richards has spoken with her contacts at the Sheriff's Department to see what can be done to resolve this matter. To date no incidents have occurred.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 79% and Canty is 88%. Currently having difficulty in finding potential residents for Canty. People are not wanting to move into this property.

Lease up is 92% across all developments including the remote PHA's and RAD Big 4 lease up is at 95%.

HACG total vouchers available is 3,969. Section 8 vouchers leased are 75%. There are approximately 992 available vouchers. There are currently 53 families with vouchers searching for housing. Five (5) extensions were granted giving the voucher holders more time to find housing.

Section 8 waiting list will open soon.

Ms. Walters reported that at the Senior Staff Board Retreat, held in March 2024, senior staff discussed the current procurement policy. The policy has been updated and will be presented to the Audit and Finance Committee for approval at the May 13, 2024 meeting.

On April 1, 2024, HACE received \$91,219 in developer fees from the Banks at Mill Village.

The recent MTW conference, it was reported that HUD may again pursue a recapture of S8 HUD held reserves. HACG was told there should be a notice coming out soon to clarify the requirements of a "true" obligation.

Voucher HAP funding is always based on 3 or more past months actual expenses, May 2024 is prorated at 100%. Voucher Administrative Fees are prorated at 90% for May 2024.

Ms. Walters provided an update on several outstanding finance items:

1. General Fund checking account reconciliations have been completed thru Dec. 31, 20224
2. SAM Registrations have been completed.
3. IRS 1099's late filing updates appear that HACG owes approximately \$61,000 for 2021. The 2018 1099 issue has been documented and sent to the IRS for review as HACG is stating we do not agree with this penalty.

Ms. Walters also reported that she and the senior staff have discussed the new name of the BTW South project, indicating the community will be named in honor of Rickey C. Miles, Miles Crossing.

ADJOURN:

With no additional business to discuss, Commissioner Sheftall made a motion to adjourn, with a second from Commissioner Clements. Motion carried. Vice Chair Hadley closed the session.


Linda Hadley, Vice Chair


Lisa L. Walters, CPM
Secretary-Treasurer