

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

May 15, 2024

9:00 a.m.

Columbus, GA

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

Chair, Larry Cardin called the meeting to order an invocation. The following Commissioners were present:

Linda Hadley, Vice Chair
Jeanella Pendleton
Ryan Clements
John Sheftall
Tiffani Stacy
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, David DeRoche, Chief Maintenance Officer, Catherine Jackson, Comptroller, Chandler Riley, Commission Attorney Representative, Angel Goolsby, Assistant Property Manager, Chris Bone, Corebridge Representative, and Royce Ann Adkins, Executive Assistant.

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

Motion for approval of the April 23, 2024, Board Minutes was made by Commissioner Greenman, with a second by Commissioner Pendleton. Motion carried.

FINANCIAL REPORT:

The financial report was presented by Carla Godwin, CFO. Beginning in June, the Board will be receiving the side by side budget to review. The CFP 2022 grant has been extended for 3 years (2027). This money will be used for GAP funding.

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

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3470

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

Sabrina Richards presented the proposed resident charge-offs for the month of April 2024. Total charge-off's for the month totaled \$37,714.50.

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

COREBRIDGE ANNUAL REVIEW:

Chris Bone, Financial Representative from Corebridge Financial provided the Board with an annual review of the HACG Retirement Plan. During the presentation several Commissioners expressed concern that HACG was not offering employees a base contribution to the Retirement Plan regardless of employees' participation. Chairman Cardin asked that Commissioner Greenman and the Audit and Finance Committee add this to their agenda to be discussed at length.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton indicated there was nothing to report

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman reported that the Audit and Finance Committee met with the Auditor on Monday, May 13, 2024. The purpose of the meeting was to discuss items the Auditor and his team would be looking at as well as the expected timeline. A meeting will be scheduled at the end of the Audit.

Commissioner Greenman made a motion that the Audit and Finance Committee are making a recommendation that the Board approve the existing contract with the present Auditor and also recommending a one year extension to the contract. As the HACG is going from an 18 month cycle to an annual cycle, having the existing audit team would be of benefit.

This motion carried.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements indicated there would be a meeting in June to continue discussions of Purchasing Ashley Station I and II. CEO Walters, also indicated there was some property on Warm Springs Road she wanted the Real Estate Committee to review.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported there were no issues being reported by any of the properties. She commended the Columbus Police Department as well as the Muscogee County Sheriff's Department on their efforts .

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 78% and Canty is 89%.

Lease up is 93% across all developments including the remote PHA's and RAD Big 4 lease up is at 96%.

HACG total vouchers available is 3,914. Section 8 vouchers leased are 76%. There are approximately 934 available vouchers. There are currently 44 families with vouchers searching for housing. Five (7) extensions were granted giving the voucher holders more time to find housing.

Section 8 waiting list will open May 20-24, 2024, via phone only.

HACG received the FY 2022 MTW Statutory Requirements Compliance Assessment. HACG is in full compliance with all five (5) of the MTW requirements. Therefore, HACG is no longer under a corrective action plan with the MTW office.

CEO Walters will be providing an update on HACG to the Kiwanis Club on May 29, 2024, at St. Luke.

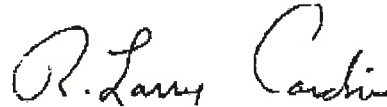
Co Chair, Hadley, CEO Walters and David DeRoche, will be attending the PHADA conference the first week of June. An update will be provided at the June meeting.

EXECUTIVE SESSION:

An Executive Session was held to discuss personnel matters as provided by O.C.G.A section 50-14-3(4). Chairman Carden called the Executive Session to order. After discussion, Commissioner Stacy made a motion to adjourn the session with a second from Commissioner Sheftall. Executive Session was closed.

ADJOURN:

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



R. Larry Cardin, Chairman



Lisa L. Walters, CPM
Secretary-Treasurer