

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting
January 25, 2024
11:00 a.m.
Peachtree City, GA

Meeting was Held During the Annual Commissioners Retreat at Hilton Peachtree City
2443 Hwy 54 West
Peachtree City, GA

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

Chair, R. Larry Cardin, called the meeting to order with the following Commissioners present:

Jeanella Pendleton
Ryan Clements
John Sheftall
Tiffani Stacy
Linda Hadley

Absent:
John Greenman

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, (via phone), James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

Chair R. Larry Cardin called this meeting to order. Motion for approval of the agenda was made by Commissioner Hadley, seconded by Commissioner Pendleton. Motion carried.

Motion for approval of the December 13, 2023, Board Minutes was made by Commissioner Clements, with a second by Commissioner Pendleton. Motion carried.

FINANCIAL REPORT:

Lisa Walters, CEO, provided a report of agency finances month-to-date and year-to-date actual to budget results and explanation of the top factors of the variances.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH- ENDING DECEMBER 2023 AND YEAR TO DATE 2023:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3462

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH OF DECEMBER 2023 AND YEAR TO DATE 2023

Lisa Walters, CEO stated that the \$85,918.33 charge off amount was for the month of December 2023 and the remaining charge off amounts from January – November. The remaining balances from January through November should have already been presented for charge off, thus, inflating the total amount of charge offs for December.

Motion for approval of the December 2023 charge-offs was made by Commissioner Hadley, with a second from Commissioner Pendleton. Motion carried.

RESOLUTION RATIFYING THE APPROVAL OF THE PURCHASE OF THE LIMITED PARTNERSHIP INTERESTS FROM BOSTON FINANCIAL:

RESOLUTION NO. 3463

RESOLUTION APPROVING THE PURCHASE OF THE LIMITED PARTNERSHIP INTERESTS IN ASHLEY STATION I AND II

WHEREAS, the Housing Authority of Columbus, GA (HACG), requests the approval of the purchase of the limited partnership interests in Ashley Station I and II, from Boston Financial.

WHEREAS, the Commissioners of the HACG have been furnished with information regarding the purchase. The purchase of the limited partnership interests will allow HACG to control future decisions of the partnership and capture economics if there ever are any; and,

WHEREAS, the proposed purchase from Boston Financial will be purchased for \$200.00.

BE IT THEREFORE RESOLVED that the purchase of the limited partnership interests in Ashley Station I and II are hereby approved and adopted on January 25, 2024.

Motion for approval was made by Commissioner Clements, with a second from Commissioner Hadley. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton urged all the Commissioners to set their Google Alerts to:

HUD

Affordable Housing

She indicated this is the most efficient way for Commissioners to receive updates rather than sending out e mails as she receives. Lisa Walters will continue to send out PHADA updates to all Commissioners.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Lisa Walters reported that February 2024 will be audit prep time with April 2024 being the month the audit will be completed.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements reported that the Committee made the earlier recommendation to purchase the Limited Partnership interests from Boston Financial, which the board approved.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported some properties have reported car break- ins, packages being stolen from porches and hooded individuals knocking on doors and covering peep holes.

Ms. Walters indicated the Anonymous Tip Line is working. Detective Roman and his partner found the individuals with the hoods and those attempting the car break ins. These are juveniles.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 84% and Canty is 91%.

Lease up is 93% across all developments including the remote PHA's, with RAD Big 4 lease up at 92%.

HACG total vouchers available is 3,914. There are 2,969 Section 8 vouchers leased or 76%. HACG currently has 51 families with vouchers searching for housing. HACG granted 11 voucher extensions for families still looking for housing.

The Banks at Mill Village will be featured in the next PHADA Advocate publication in the Member Spotlight Section. Also, DCA's Annual Report to the State will feature the Banks at Mill Village on the cover and throughout the report.

Ms. Walters reported that she, Sabrina Richards, and Ryan Clements recently attended the PHADA Commissioners Conference. Ms. Walters provided the Commissioners with handouts from the session.

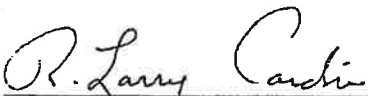
EXECUTIVE SESSION:

An Executive Session was held to discuss personnel matters as provided by O.C.G.A. section 50-14-3(4). Commissioner Clements motioned to close the Board meeting so the Executive Session could be entered. Commissioner Sheftall seconded the motion. Executive session was then entered.

Commissioner Hadley made a motion to close the Executive Session and Commissioner Clements seconded the motion. Executive Session was closed.

ADJOURN:

There being no additional business, Chair Cardin adjourned the meeting.


R. Larry Cardin, Chair


Lisa L. Walters, CPM
Secretary-Treasurer