

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

July 24, 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:

Jeanella Pendleton
Ryan Clements
John Sheftall
Tiffani Stacy
John Greeman

Absent:

Linda Hadley, Vice Chair

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, James C. Clark, Jr., Esquire, Commission Attorney Representative, and Royce Ann Adkins, Executive Assistant.

Guests in attendance, Bob Fetrow, Riobella Pearce, new Construction and Modernization Manager.

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

Motion for approval of the June 19, 2024, Board Minutes was made by Commissioner Greenman, with a second by Commissioner Pendleton. Motion carried.

Ms. Walters introduced Bob Fetrow, Finance/Audit Consultant for HACG. Mr. Fetrow has been working with HACG for over 20 years. He stated the audit went well with a few comments. He is working with the Finance Department on getting some things completed before the auditor returns.

FINANCIAL REPORT:

The financial report was presented by Carla Godwin, CFO. Revenue was (\$379,044) for the month.

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

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3474

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

Sabrina Richards presented the proposed resident charge-offs for the month of June 2024. Total charge-offs for the month totaled \$34,621.95, with 9.36% being collected.

Motion for approval of the June charge-offs was made by Commissioner Greenman, with a second from Commissioner Stacy. Motion carried.

Ms. Richards provided the Commissioners with a report she compiled at the request of PHADA. The report, Tenant Accounts Receivable Recap before & after COVID19, (TAR), was discussed. During COVID19, the Federal Eviction Moratorium began in August 2020 and ended October 2021. The Moratorium prevented renters in communities experiencing a substantial or elevated level of community transmission of COVID19 from being evicted for nonpayment of rent. This report provides a breakdown of numbers from 2020 through 2024.

RESOLUTION NO. 3475

RESOLUTION AUTHORIZING CO-GENERAL PARTNER OF WARM SPRINGS SENIOR VILLAGE L.P. TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE CLOSING OF A \$1,250,000 LOAN FROM THE GEORGIA FINANCE AND HOUSING AUTHORITY

NOW, THEREFORE, BE IT RESOLVED, that the following actions are hereinafter approved and that the persons hereinafter named be authorized and instructed to take all steps necessary and appropriate on behalf of CSG and HACG to achieve the following:

Authorize the HACG GP Entity to enter into and execute, as co-general partner of Owner, such agreements and loan documents as may be necessary or appropriate in its sole continuing discretion to consummate the GFHA Loan and any documents securing said loan.

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

Chairman Cardin made a recommendation that the monthly board meetings be moved from the 3rd Wednesday of each month to the 4th Wednesday. Due to the complexity of the financial statements and the timing required to get paper board packets to the Commissioners the week prior to the meeting, this is causing some internal issues. Moving to the 4th Wednesday will allow staff ample time to prepare financials, review and get out to Commissioners prior to meeting.

Motion for approval to move monthly meetings to the 4th Wednesday was made by Commissioner Sheftall, with a second by Commissioner Pendleton. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton stated that the auditor's report will be completed in August. Once completed, the Governance Committee can proceed with Lisa Walters, CEO, evaluation.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman reported that the Audit and Finance Committee met on June 27, 2024, to review updated policies. The following policies were presented to the board for approval with recommended changes:

- Capitalization and Depreciation Policy
- Incentive Plan
- Procurement Policy

After review, all policy changes were unanimously approved by the Board.

Commissioner Greenman indicated there was discussion in the Audit and Finance Committee about the current 401K Plan. Chris Bone, Financial Advisor for company 401K participated in the meeting. The committee has not reached any conclusions currently.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Clements reported that the initial interest in looking at purchasing property on Warm Springs Road is no longer an interest HACG wishes to pursue. Commissioner Clements asked Ms. Walters to provide an update on the status of securing requested financial information from Ashley Station. Ms. Walters indicated that she has not received any response from her countless e mails and phone calls. It was suggested that Mr. Clark, HACG Attorney, assist in penning a letter to the current owners of Ashley Station requesting information be provided per our contract. Mr. Clark will review the contract and provide a recommendation.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy stated there have been no car convoys, which has made residents happy. She reported there was a young women stabbed and killed a couple of weeks ago at one of the properties. Commissioner Stacy commented on how residents and community came together during this time. She noted there appears to be a shift, for the good, as to how the community views Public Housing and its residents. She applauded the staff of HACG, the Commissioners as well as the Police Officers on their good works.

Ms. Richards provided a quick update on the recent Public Safety Task Force meeting indicating that the properties, Nicholson Terrace, and Patriot Pointe, are both experiencing unwanted guests entering the buildings. Ms. Richards stated that residents were informed if there were issues to contact the property manager, they would be able to pull video and address issue.

CHIEF EXECUTIVE OFFICER'S REPORT:

Lease up for public housing, Warren Williams is 76% and Canty is 89% (up 1%).

Lease up is 95% across all developments including the remote PHA's and RAD Big 4 lease up is at 97% (up 3%).

HACG total vouchers available is 3,914. Section 8 vouchers leased are 77%. There are approximately 900 available vouchers. There are currently 53 families with vouchers searching for housing. Seventeen (17) extensions were granted giving the voucher holders more time to find housing.

Ms. Walters reported that HACG will not manage The Housing Authority of Stewart County. She and other HACG staff members met with the staff of The West Georgia Consortium and viewed the sites. All requested documentation was reviewed as well as financial statements. It was determined that at this time is not feasible for HACG to take over management of this Authority.

Ms. Walters also reported that Congressional staff on both sides of the aisle have told PHADA there is no chance lawmakers will complete appropriations before the September 30th deadline; therefore, a continuing resolution (CR) will be enacted.

ADJOURN:

With no additional business to discuss, Commissioner Stacy made a motion to adjourn, with a second from Commissioner Clements. Meeting adjourned.



R. Larry Cardin, Chairman



Lisa L. Walters, CPM
Secretary-Treasurer