

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

July 17, 2019

9:00 A.M.

Regular Meeting

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

Chairman Larry Cardin called the meeting to order and on roll call the following Commissioners answered present:

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

In attendance from the Housing Authority staff was Len Williams, Chief Executive Officer, Lisa Walters, Chief Operating Officer, Susan McGuire, Chief of Human Resources, Sabrina Richards, Chief of Property Management, John Casteel, Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer and Commission Attorney Jim Clark.

INVOCATION:

Chairman Cardin delivered the invocation.

ADOPTION OF AGENDA:

Chairman Cardin called for a motion to approve the meeting agenda as presented.

Motion for approval of the amended agenda was made by Commissioner Greenman, seconded by Commissioner Pendleton.

Chairman Cardin proposed that no meeting would be held in the month of August. Any agenda items would be placed on the September meeting agenda.

ANNUAL MEETING AND ELECTION OF OFFICERS:

Chairman Cardin called for nominations for Vice Chairman.

Commissioner Pendleton made the motion to nominate Commissioner Charles Alexander. Motion was seconded by Commissioner Sheftall. No other nominations were made. The motion carried unanimously.

Chairman Cardin called for nominations for Chairman.

Commissioner Greenman made the motion to nominate Commissioner Cardin. No other nominations were made. The motion was seconded by Commissioner Pendleton. The motion carried unanimously.

APPROVAL OF MINUTES:

The minutes of the June 19, 2019 Board meeting were presented and motion to approve was made by Commissioner Pendleton, seconded by Commissioner Stacy. The motion was approved.

CONSIDER A RESOLUTION FOR CHARGE-OFF OF RESIDENT OR FORMER RESIDENT ACCOUNT BALANCES FOR THE MONTH ENDING JUNE 30, 2019

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3331

Motion for approval was made by Commissioner Stacy and seconded by Commissioner Pendleton. The motion carried unanimously.

CONSIDER APPROVAL OF A CONTRACT FOR PEST CONTROL SERVICES:

Ms. Crisp stated HACG had disseminated a request for proposals for pest control services for all development and office buildings on February 15, 2019 and this was also advertised in the Ledger-Enquirer newspaper on February 15-18, 2019. A total of three proposals were received.

Based upon the evaluation criteria of the proposals, it is recommended by HACG staff that the Board authorize Mr. Len Williams, CEO, to proceed to execute a contract with Gregory Pest Solutions. This contract will be for a three-year fixed contract with two optional one-year terms.

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

CONSIDER APPROVAL OF A CONTRACT FOR TERMITE CONTROL:

Ms. Crisp stated HACG had disseminated a request for proposals for a termite control contract for all development and office buildings on February 15, 2019 and this was also advertised in the Ledger-Enquirer newspaper on February 15-18, 2019. A total of three proposals were received.

Based upon the evaluation criteria of the proposals, it is recommended by HACG staff that the Board authorize Mr. Len Williams, CEO, to proceed to execute a contract with Gregory Pest Solutions. This contract will be for a three-year fixed contract with two optional one-year terms.

Currently HACG has a contract with another vendor ending on May 31, 2020. HACG is opting to terminate this current contract with a ten-day notice, effective July 17, 2019.

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

GOVERNANCE COMMITTEE REPORT:

Commissioner Greenman announced the suggested reading materials were sent out to the Commissioners this week.

Commissioner Greenman stated the Governance Committee is proposing a tour of the Phenix City Housing Authority following the September Board meeting. The Committee believes this would be a good opportunity to see some of the PCHA new property developments.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Committee Chairman Charles Alexander stated there was no report.

REAL ESTATE COMMITTEE:

No report.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams announced that HACG had officially ended the management services agreement with the West Point Housing Authority and the transition was very smooth to the Griffin Housing Authority.

Mr. Williams stated the 2020 Moving To Work Plan had been approved.

Ms. Walters stated that she and Mr. Williams traveled to other MTW agencies in New Haven, CT., and Keene, NH. They also visited the Brattleboro, VT, housing authority and met with the CEO who is on the Board of HAI.

Ms. Walters stated they toured various developments and received good insight to additional MTW initiatives. Ms. Walters will also give a more detailed report at the Commissioners' Retreat in November.

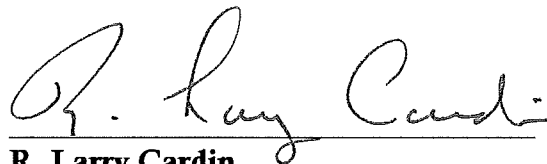
Mr. Williams stated it may be a good time for HACG to join CLPHA. This national organization is more focused on larger housing authorities.

Mr. Williams announced that the self-scoring for the Chase development appears to be the top score in the State.

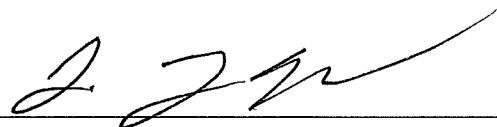
Mr. Williams also informed the Board that he had been in contact with some officials with HUD in Atlanta concerning Ralston Towers and would keep the Commissioners informed.

ADJOURN:

Motion to adjourn was made by Commissioner Stacy and seconded by Commissioner Alexander. The motion carried.

A handwritten signature in cursive script, reading "R. Larry Cardin", written above a horizontal line.

**R. Larry Cardin
Chairman**

A handwritten signature in cursive script, reading "J. Len Williams", written above a horizontal line.

**J. Len Williams
Secretary-Treasurer**