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THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

**June 17, 2020
9:00 AM
Columbus, Georgia**

**Meeting was Held by Both Telephone Conferencing and In-Person
Due to the COVID-19 Virus**

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

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

**Charles Alexander
Jeanella Pendleton
Ed Burdeshaw
John Greenman
Tiffani Stacy
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, Laura
Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Resident
Services Administrator, Amy Bergman, Executive Assistant and Attorney Jim Clark.**

Chuck Williams was also in attendance from WRBL.

INVOCATION:

Chairman Cardin delivered the invocation.

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ADOPTION OF AGENDA:

Chairman Cardin called for approval of the agenda as presented.

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

APPROVAL OF THE MAY 20, 2020 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the May 20, 2020 Board meeting.

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

CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3359

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING MAY 31, 2020**

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

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CONSIDER A RESOLUTION APPROVING THE APPOINTMENT OF LISA L. WALTERS TO CHIEF EXECUTIVE OFFICER AND SECRETARY OF THE BOARD OF COMMISSIONERS AND SHEILA CRISP TO ASSISTANT SECRETARY OF THE BOARD OF COMMISSIONERS:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3360

A RESOLUTION APPROVING THE APPOINTMENT OF LISA L. WALTERS TO CHIEF EXECUTIVE OFFICER AND SECRETARY OF THE BOARD OF COMMISSIONERS AND SHEILA CRISP TO ASSISTANT SECRETARY OF THE BOARD OF COMMISSIONERS

The Housing Authority of Columbus, Georgia (HACG) Board of Commissioners entered into an employment contract with Lisa L. Walters for the position of Chief Executive Officer.

HACG is required to appoint a Secretary and Assistant Secretary for The Housing Authority Board of Commissioners.

HACG recommends Lisa L. Walters is appointed Secretary of the Board of Commissioners and Sheila Crisp, Chief Financial Officer, is appointed as Assistant Secretary of the Board of Commissioners. These appointments would become effective July 1, 2020.

Motion for approval of both appointments to be made at the same time was made by Commissioner Greenman, seconded by Commissioner Stacy. Motion carried.

Motion for approval of these appointments was made by Commissioner Greenman, seconded by Commissioner Stacy. Motion carried.

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**CONSIDER DELAYING MTW MINIMUM RENT INCREASE
ACTIVITY UNTIL 2022:**

Carla Godwin stated that earlier this year HACG proposed a minimum rent increase from \$150 to \$275, which would be phased in increments of \$25 annually for working households. The rent increase would correlate with the average of 30 hours per week of employment at the federal or state minimum wage, whichever is greater. HACG anticipated the proposed increase would encourage employment and self-sufficiency. It would affect all rental assistance programs, with the following exemptions: Elderly, Disabled, Rapid Rehousing Vouchers, Veterans Affairs Supportive Housing, Next Step Vouchers, Single Room Occupancy, Emergency Vouchers, and any additional vouchers designated for homeless.

On June 2, 2020, HACG received an email from the HUD MTW office with comments regarding our FY 2021 Annual MTW Plan submitted on April 2, 2020. They recommended that HACG consider delaying this activity until next year due to the economic environment.

HACG recommends removing the Minimum Rent activity from the FY 2021 Annual MTW Plan and to consider adding it as a new activity for the FY 2022 Annual MTW Plan.

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

CONSIDER GRANTING AN EASEMENT TO THE COLUMBUS CONSOLIDATED GOVERNMENT FOR THE EXTENSION OF THE DRAGONFLY TRAIL ON 10TH AVENUE:

Mr. Burdeshaw, Chairman of the Real Estate Committee, brought to the Board an easement request from the Columbus Consolidated Government. They are requesting an easement for The Dragonfly Trail System along 10th Avenue onto The Housing Authority of Columbus, Georgia property. HACG granted an easement to the City on February 8, 2018 for an extension of the trail along Martin Luther King Jr. Blvd which currently stops at 10th Avenue. This would be a continuation of that trail system down 10th Avenue to the Riverwalk along 10th Street. The proposal would create a 10 ft multiuse trail along 10th Avenue with a 6' landscape buffer that separates the roadway from trail. This will provide a safe place for the community to walk and ride bikes.

As part of this project, the brick wall boarding the HACG central office along 10th Avenue would be removed and replaced with a security fence matching the current fence along Martin Luther King, Jr. Blvd. The existing driveway entrance on 10th Avenue would also be reconstructed and the existing trees next to the building would be preserved. There would be new signage installed throughout the new trail system.

The Dragonfly Trail System and the Columbus Consolidated Government would be responsible for all costs associated with the project, the construction and ongoing maintenance.

This proposal was presented to the Real Estate Committee on March 26, 2020. Staff respectfully recommends that the Board grant permission to enter into an easement agreement with the Columbus Consolidated Government for the extension of the Dragonfly Trail system along 10th Avenue.

Motion for approval was made by Commissioner Greenman and unanimously approved.

CHASE AND RALSTON RELOCATION UPDATE:

Carla Godwin provided an update on the Chase relocation effort. She stated that the Chase property has 108 units. Currently there are 79 families left to move. Most will be receiving vouchers but HACG staff are currently assisting residents with moving options. Goal is to complete the relocation process by August 13, 2020.

John Casteel provided an update on the Ralston relocation effort. 150 residents needed to be relocated. 113 have passed housing quality standards inspections or are in process, 19 are looking for another unit, and 6 are porting out.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton, Chair of the Governance Committee, stated there was nothing to report.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman, Chair of the Audit and Finance Committee, stated there was nothing to report.

REPORT FROM THE REAL ESTATE COMMITTEE:

Mr. Burdeshaw stated that due diligence was being performed for properties that may be purchased in the Mill District.

Mr. Burdeshaw also stated that discussions with the Macon Housing Authority were going well regarding the possibility of a joint venture for a senior housing development.

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REPORT ON THE SECURITY TASK FORCE:

Ms. Stacy said that the next Security Task Force meeting is scheduled for July 14, 2020.

Ms. Stacy also noted that things were going exceedingly well in the Canty neighborhood since recent issues were addressed. Mr. Cardin felt the meeting with the Mayor and Chief Boren helped in resolving the past issues experienced at Canty.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams informed the Board that this was his last Board meeting as he will retire on June 30, 2020. He will continue to research the financial implications of paying off the Patriot Pointe debt until he departs at the end of the month. Anything outstanding Mrs. Walters will complete. In addition, Mr. Williams informed the Board that this was also Susan McGuire's last meeting as she will retire on July 10th.

Mr. Williams requested that the Board consider rewarding employees with an additional day off on July 6th along with two additional personal days to take at their discretion by the end of the year. The days would be an award for maintaining services during the pandemic.

Motion for approval was made by Commissioner Greenman and seconded by Commissioner Stacy. Commissioner Greenman said that directors/managers would need to ensure adequate personnel coverage when employees took the time off. Mr. Williams and Mrs. Walters agreed. Ms. Stacy who had seconded the motion accepted this change. Motion carried.

Mr. Williams thanked the Board and his staff. He discussed some of the monumental changes that were made since 2001. He stated it was an honor and a

privilege to work with this Board and his leadership team. Mr. Cardin, along with other Board members, stated that Mr. Williams took the helm at HACG when it was not a sufficient organization and worked to strengthen the financial statements, upgraded the properties, and focused on the needs of the residents. He treated the residents with respect. Ms. Stacy said that you can measure Mr. Williams' success by the sound of the children who have a great place to live and play. The Board underscored the many contributions Mr. Williams made over the years and thanked him for all his good work and leadership.

Some of the items noted as part of Mr. Williams legacy included his phenomenal leadership, high occupancy rates, and HACG's excellence financial position. He maintained high employee and resident satisfaction rates and greatly improved leadership demographics.

Mr. Williams will become the president for the affiliate to HACG, Columbus Affordable Housing Services once he retires from HACG. Lisa Walters stated that since Mr. Williams did not currently have two years of financial statements for Columbus Affordable Housing Services, he was unable to secure a credit card. She requested that the Board allow HACG to become the guarantor for his credit card.

Motion for approval for the credit card was made by Commissioner Sheftall, seconded by Commissioner Alexander. Motion carried

Mrs. Walters mentioned that the DCA 4% bonds had 103 applications and that bond funding will be incumbered until 2023.

Mrs. Walters also provided an updated on the cameras being installed at Canty. 55 cameras have been installed with the rest of the installation to be completed by the end of the week.

Mrs. Walters informed the Board that she will become a Board member for Midtown Inc., Home for Good, and Historic Columbus.

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ADJOURN:

There being no further business, a motion to adjourn was made by Commissioner Greenman and seconded by Commissioner Sheftall. The motion carried.

DocuSigned by:

Mr. Larry Cardin

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R. Larry Cardin
Chairman

Lisa Walters

Lisa Walters
Secretary-Treasurer