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THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

**January 15, 2020
9:00 AM
Columbus, Georgia**

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:

**Ed Burdeshaw
John Greenman
Charles Alexander
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, Laura Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Attorney Jerry Watts.

Mr. Ray Kuniansky with Columbia Residential was also in attendance.

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 agenda was made by Commissioner Stacy, seconded by Commissioner Pendleton.

Chairman Cardin called for approval of the minutes from the December 18, 2019 Board meeting.

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

CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3345

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING PROJECTS
FOR THE MONTH ENDING DECEMBER 31, 2019**

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

**A PRESENTATION FOR THE DESIGN OF CHASE HOMES
RE-DEVELOPMENT:**

The presentation was made through video conferencing with JHP Architects, Dallas, Texas.

This detailed presentation showed the Chase site plan and the proposed architectural design of the apartments and the amenities.

Mr. Ray Kuniandy with Columbia Residential also spoke on the design plans.

**ANNUAL DUE DILIGENCE REPORT FOR THE HACG
VALIC/AIG EMPLOYEE RETIREMENT PLAN:**

Ms. Crisp presented the annual report and stated the Variable Annuity Life Insurance Company (VALIC), rebranded to AIG Life & Retirement Group in March 2019, which is a subsidiary of American International Group, In. (AIG).

Ms. Crisp stated HACG contributes 15% of each employee's compensation if they were hired before July 1, 2015. Employees hired after July 1, 2015, HACG matches dollar for dollar with a maximum of 15%.

HACG staff has reviewed A.M. Best's credit report and the VALIC Company I and II annual reports.

Motion for approval to continue using AIG for another year was made by Alexander, seconded by Commissioner Pendleton. Motion carried.

**CONSIDER APPROVAL OF A CONTRACT FOR THE
DEMOLITION DESIGN SERVICES FOR CHASE HOMES:**

Ms. Johnson stated HACG issued a Request for Proposals (RFP) on November 5, 2019 for the Chase Homes Demolition Services. There was one proposal received from Long Engineering.

Long Engineering scored an average of 91 out of 100 points. HACG has used the services of Long Engineering on previous projects at Chapman Homes and the BTW Apartments.

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

**CONSIDER APPROVAL OF A RESOLUTION TO GRANT AN
EASEMENT REQUEST FROM THE GEORGIA POWER COMPANY
FOR HACG PROPERTY LOCATED AT 1702 ALVAN CHAPMAN
WAY:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3346

**A RESOLUTION AUTHORIZING THE APPROVAL TO GRANT AN
EASEMENT REQUEST FROM THE GEORGIA POWER COMPANY FOR
PROPERTY LOCATED AT 1702 ALVAN CHAPMAN WAY**

Ms. Johnson presented an easement request from the Georgia Power Company to relocate utility pole, guy wire and anchors located at 1702 Alvan H. Chapman Way.

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

**CONSIDER APPROVAL OF A RESOLUTION TO GRANT AN
EASEMENT REQUEST FROM THE GEORGIA POWER COMPANY
FOR HACG PROPERTY LOCATED AT E.J. KNIGHT
APARTMENTS:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3347

**A RESOLUTION AUTHORIZING THE APPROVAL TO GRANT AN
EASEMENT REQUEST FROM THE GEORGIA POWER COMPANY FOR
PROPERTY LOCATED AT E.J. KNIGHT APARTMENTS**

Ms. Johnson presented an easement request from the Georgia Power Company to relocate utility pole, guy wire and anchors located at E.J. Knight Apartments.

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

**A PRESENTATION TO THE BOARD REPORTING THE RESULTS
OF THE HACG RESIDENT AND LANDLORD SURVEYS:**

Ms. Godwin gave a detailed report on the results of the HACG Resident and Landlord survey completed in late 2019.

The Board requested Ms. Godwin to report back at the February meeting to see if the respondents of the survey were the same as the population of our resident base.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Greenman announced that he was continuing to email newsletter materials to the Board and if anyone had any feedback to please let him know.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Alexander stated there was no report.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Burdeshaw stated there was no report.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams informed the Board there was a need to add a maintenance technician position for Cauty Homes. The position was not budgeted. There was no opposition.

Mr. Williams stated that he and Mrs. Walters had attended the PHADA Conference in Phoenix, Arizona, earlier this month.

Mrs. Walters gave a briefing on several important matters that were discussed at the PHADA Conference.

PHADA and other industry leaders were able to get Congress to agree to include legislation requiring HUD to formulate the ACC rule through negotiated rule making. There would be no changes to the Annual Contributions Contract without negotiation and HUD is contractually obligated to provide Congressionally approved funding to PHA's.

Mrs. Walters stated PHADA and other industry leaders were able to get Congress to agree to prevent the HUD proposed FSS evaluation system. Additionally, the Tenant Empowerment Act, relating to tenants causing damage and inspection protocols. There is also PHADA participation in homelessness legislation and is seeking input from PHA's.

There is also a proposed Public Housing Fire Safety Act which would be a competitive grant for \$25 million per year for ten years.

Mr. Williams announced that he had attended his last PHADA Trustee meeting.

Mr. Williams informed the Board of the Weracoba Creek flood study and the initial results should be available by April 2020.

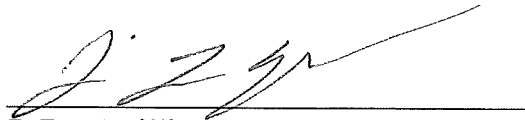
Mr. Williams announced Mrs. Godwin had graduated from the PHADA Executive Director course study and received her diploma while in Phoenix.

ADJOURN:

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



**R. Larry Cardin
Chairman**



**J. Len Williams
Secretary-Treasurer**