

3643

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

July 19, 2023

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 the following Commissioner were present:

**John Greenman
Linda Hadley
Jeanella Pendleton
John Sheftall
Ryan Clements
Tiffany Stacy**

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, John Casteel, Chief Assisted Housing Officer and Jim Clark, Esquire.

INVOCATION:

Chair Cardin offered the invocation.

ADOPTION OF AGENDA:

Chair Cardin made one correction to the agenda. Motion for approval of the agenda as corrected was made by Commissioner Greenman, seconded by Commissioner Clements. Motion carried.

APPROVAL OF THE JUNE 21, 2023 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the June 21, 2023 Board meeting.

Motion for approval of the minutes was made by Commissioner Clements, seconded by Commissioner Hadley. The motion carried.

FINANCIAL REPORT:

Sheila Crisp, CFO, provided a report of agency finances month-to-date and year-to-date actual to budget results and the explanation of the top factors of the variances. In summary, we are tracking ahead of budget by about \$662.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING June 30, 2023:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3446

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR THE AUTHORITY'S HOUSING DEVELOPMENTS FOR THE MONTH ENDING JUNE 30, 2023

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

CONSIDER A RESOLUTION AUTHORIZING THE AMENDMENT OF RESOLUTION 3422 WHICH AUTHORIZED THE HACG RAD II PROJECT IN ORDER TO APPROVE A CHANGE IN THE PROJECT FROM A RAD CONVERSION TO A RAD/SECTION 18 BLEND CONVERSION

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3447

Jim Clark presented this resolution for the Warren Williams/Rivers Homes Rehabilitation. The RAD/Section 18 Blend will increase the yearly revenue by approximately \$200K.

Motion for approval was made by Commissioner Greenman and seconded by Commissioner Hadley. Motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

The Governance Committee presented the slate of officers for the next year as follows: Chairman Cardin, Vice-Chairmen Hadley and Secretary-Treasurer, Walters.

The Commissioners voted and the slate of officers were approved.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

The Audit and Finance Committee will be meeting after the Board Meeting to discuss the Bond Fee Policy and Fee Schedule.

REPORT FROM THE REAL ESTATE COMMITTEE:

The Real Estate Committee will meet in the month of August to discuss Faircloth to RAD.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported problems with some homeless people around Arbor Pointe, Patriot Pointe and Nicholson Terrace. She also reported children fighting at Farley Homes.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN UPDATE:

Lisa Walters gave an update on the MTW Corrective Action Plan (CAP). Lease up at Warren Williams is 93% and 93% for Cauty Homes. Section 8 voucher utilization 82%. There are currently 79 families with vouchers searching for housing. Extensions have been granted to 6 families, allowing them more time to find adequate housing.

EXECUTIVE DIRECTOR'S REPORT:

Lisa Walters reported that lease up is 96% across all developments, including the remote housing authorities. At the RAD properties, Nicholson Terrace, Luther

Wilson, EJ Knight, and EE Farley, lease up is 96%. The Banks at Mill Village is leased at 99%.

We have stopped leasing at Warren Williams/Rivers Homes in preparation for the RAD rehabilitation and relocation of residents.

The MTW Collaborative Staff and Directors are currently working with the Congressional Appropriations Committee to extend the MTW program for another 10 years from 2028 to 2038.

Laura Johnson presented a power point slide show of HACG's Strategic Development Plan. She discussed Warm Springs Road, Warren Williams/Rivers Homes, BTW South and Moon Road.

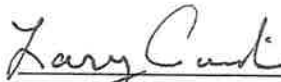
EXECUTIVE SESSION:

An Executive Session was held to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of an officer or employee, as provided by O.C.G.A. section 50-14-3(6). Commissioner Greenman motioned to close the Board meeting so the Executive Session could be entered. Commissioner Hadley seconded the motion. Executive session was then entered. There was no action taken.

Chair Cardin adjourned the Executive Session.

ADJOURN:

There being no further business, Chairman Cardin asked for a motion to adjourn the meeting. Motion for approval was made by Commissioner Sheftall, seconded by Commissioner Clements. Meeting was adjourned.



Larry Cardin
Chairman



Lisa L. Walters, CPM
Secretary-Treasurer