

11/11/2021 10:11 AM

JUN - 7 2022

CLERK OF COUNCIL

3573

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

April 20, 2022

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 Cardin called the meeting to order, and the following
Commissioners were present:**

**Ed Burdeshaw
John Greenman
Linda Hadley
Jeannella Pendleton
John Sheftall
Tiffani Stacy**

**In attendance from the Housing Authority staff was Lisa Walters, Chief
Executive Officer, Sabrina Richards, Chief of Property Management, John Casteel,
Chief Assisted Housing Officer, Sheila Crisp, Chief Financial Officer, Carla
Godwin, MTW Coordinator and Resident Services Administrator, Denise L.
Thompson-Mosley, Executive Assistant, and Attorneys Jim Clark and William
Pound.**

**Also in attendance were Geoff Koski from KB Advisory Group and Bob Begle
from Lord Aeck Sargent.**

ADOPTION OF AGENDA:

**Motion for approval of the agenda was made by Commissioner Greenman,
seconded by Commissioner Hadley. Motion carried.**

3574

**APPROVAL OF THE MARCH 16, 2022 BOARD MEETING
MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the March 16, 2022 Board meeting.

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Burdeshaw. 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 \$947K.

The top factors for both MTD and YTD variances for Net Profit before Capitalized Expenditures and Transfers:

- Section 8 reserves are lower due to draw down of HUD funds to finance Chase Homes/Bank at Mill Village.
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- Developer fees, loan fees, and attorney reimbursement from Warm Springs Senior Village received – \$275K.
- Disbursement from CAHS received – \$418K.
- Hiring for the second Community Resource Officer position is on hold.
- The warehouse project is on hold.

**CHARGE-OFF OF SECTION 8 FORMER RESIDENT ACCOUNT
BALANCES FOR MONTH ENDING MARCH 31, 2022:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3409

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
SECTION 8 RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING MARCH 31, 2022**

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

3575

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES
FOR MONTH ENDING MARCH 31, 2022:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3410

**A RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING MARCH 31, 2022**

Motion for approval was made by Commissioner Hadley, seconded by
Commissioner Pendleton. Motion carried.

**CONSIDER A RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR ACTIONS NECESSARY FOR THE DEVELOPMENT OF
THE BTW SOUTH PHASE I PROJECT AND AUTHORIZING THE
CHIEF EXECUTIVE OFFICER TO EXECUTE ALL DOCUMENTS
NECESSARY FOR THE DEVELOPMENT OF THE BTW SOUTH
PHASE I PROJECT:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3411

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
ACTIONS NECESSARY FOR THE DEVELOPMENT OF THE BTW SOUTH
PHASE I PROJECT AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER
TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE DEVELOPMENT
OF THE BTW SOUTH PHASE I PROJECT**

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

**KB ADVISORY GROUP AND LORD AECK SARGENT
PRESENTATION:**

Geoff Koski, of the KB Advisory Group, discussed the land use ideas explored
at the Warren Williams Homes/Rivers Homes and BTW South locations. Bob Begle,
of Lord Aeck Sargent, reviewed design details of the potential remodel of Warren
Williams Homes/River Homes. Mr. Begle also showed the outline for BTW South
Phase I senior community as well as apartment homes which could be developed on
the property in later phases.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton, Chair of the Governance Committee, announced the committee will meet in soon to approve proposed changes to the HACG Mission Statement.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman, Chair of the Audit and Finance Committee, stated there is nothing to report. Sheila Crisp, CFO, stated there will be an Audit and Finance Committee meeting prior to the May 2022 board meeting to approve the budgets.

REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Burdeshaw, Chair of the Real Estate Committee, had nothing new to report. He did, however, encourage board members to drive by the construction site of Banks at Mill Village to observe the progress.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy offered two detailed reports about recent shootings at or near Elizabeth Canty Homes. Ms. Stacy also reiterated her appreciation of the professionalism and support offered by HACG staff during emergent situations.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Walters reported that HACG has a 97% lease up rate for all developments including the remote properties. She also noted that Section 8 voucher utilization is at 82% or 3174 vouchers. HACG has 197 families with vouchers still searching for housing. An orientation will take place on April 28, 2022, for 45 families.

The Section 8 Payment Standard was increased to 110% of Fair Market Rent (FMR) February 1, 2022. In August, we will determine if this increase has been effective and consider asking HUD for approval to increase to 120% FMR.

On March 14, 2022, the Moving to Work (MTW) program received approval from HUD on the Corrective Action Plan regarding serving Substantially the Same (STS).

The 2022 Senior Staff Retreat was held in Sandestin, FL April 13-15, 2022. The major items addressed were:

- New Mission Statement
- Strategic Plan
- 10-year run out
- RAD and development schedule

- MTW future activities
- New incentive plan

The HACG and CAHS joint Work Session will be May 4, 2022 at the Chattahoochee River Club. The meeting is 10:00 AM – 2:00 PM.

The May PHADA conference will require the May board meeting to be moved one week later. The meeting will be on Wednesday, May 25, 2022 at 9:00 AM. Chairman Cardin called for a motion to move the date of meeting. Motion for approval was made by Commissioner Burdeshaw, seconded by Commissioner Pendleton. Motion carried.

ADJOURN:

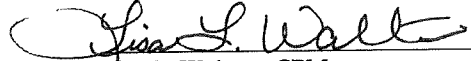
There being no further business, Chairman Cardin asked for a motion to adjourn the meeting. Motion for adjournment was made by Commissioner Greenman, seconded by Commissioner Burdeshaw. The motion carried and the meeting was adjourned.

DocuSigned by:



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Larry Cardin
Chairman



Lisa L. Walters, CPM
Secretary-Treasurer