

6435

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Regular Meeting

April 15, 2020

9:00 AM

Columbus, Georgia

**Meeting was held via Telephone Conferencing
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:

**Ed Burdeshaw
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, Laura Johnson, Chief Real Estate Officer, Carla Godwin, MTW Coordinator and Resident Services Administrator, Amy Bergman, Executive Assistant and Attorney Jim Clark.

INVOCATION:

Chairman Cardin delivered the invocation.

6436

ADOPTION OF AGENDA:

Chairman Cardin called for approval of the agenda as presented.

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

APPROVAL OF THE MARCH 25, 2020 BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the March 25, 2020 Board meeting.

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

CHARGE-OFF OF RESIDENT ACCOUNT BALANCES:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3354

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

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

6437

**CONSIDER A RESOLUTION TO APPROVE AN EASEMENT
REQUEST AT WILSON HOMES WITH THE CITY OF COLUMBUS:**

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3355

**RESOLUTION APPROVING THE GRANTING OF AN EASEMENT TO THE
COLUMBUS CONSOLIDATED GOVERNMENT AT WILSON HOMES,
3101 9TH AVENUE, COLUMBUS**

Commissioner Burdeshaw, Chair of the Real Estate Committee, presented the proposed Resolution.

The Columbus Consolidated Government is requesting a sewer easement onto Housing Authority of Columbus, Georgia (HACG) property located at Wilson Homes, 3101 9th Avenue for combined sanitary and storm flow and drainage line.

In addition, they are requesting a temporary construction easement for the purposes of temporary storage of excavated dirt or materials required for construction of the sanitary and storm drainage system.

In the past, HACG staff and Board members were concerned with the impacts of the construction on the current buildings and infrastructure at Wilson Homes and wanted to ensure HACG was protected in the event of any damage or future claims of liability. The law firm of Reno and Cavanaugh consulted with legal counsel for the Columbus Consolidated Government and revised the easement document.

HACG will be compensated \$44,200, which is the fair market value of the property, based on an appraisal conducted by Norris Appraisal Group, LLC on July 19, 2019.

Motion for approval was made by Commissioner Burdeshaw on behalf of the Real Estate Committee, seconded by Commissioner Pendleton. Motion carried and the Resolution was approved.

6438

CONSIDER APPROVAL OF A PARTNERSHIP WITH THE MACON HOUSING AUTHORITY:

The Macon Housing Authority has proposed a joint venture on a 72-unit senior development on 5.4 acres at 4219 Warm Springs Road. The Board authorized Len Williams to execute all necessary documents to consummate the partnership. All documents would be brought back to the board to ratify later if needed.

Commissioner Burdeshaw, Chair of the Real Estate Committee, approved proposal. The motion was unanimously approved.

REPORT FROM THE GOVERNANCE COMMITTEE:

Commissioner Pendleton, Chair of the Governance Committee, stated there was no report.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

Commissioner Greenman, Chair of the Audit and Finance Committee, stated there was no report.

REPORT FROM THE REAL ESTATE COMMITTEE:

There was discussion about possible future acquisition of real estate in the Executive Session, O.C.G.A. Section 50-14-3(4).

REPORT ON THE SECURITY TASK FORCE:

No report.

6439

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams called on Mr. Casteel for a resident relocation update at the Ralston Towers.

Mr. Castell stated 70 clients have returned RTAs. 14 residents have not yet responded.

Mrs. Walters informed the Commissioners of the Board Retreat scheduled for November 5th through November 6th. A survey regarding the agenda will be sent to the Commissioners today.

Mr. Williams stated HUD will be providing two additional months of housing operating subsidy and additional voucher funding to cover gaps in rent due to the COVID-19 virus.

Mr. Williams said HUD has also issued blanket waivers, some of which HACG will take advantage of.

Mr. Williams updated the Board on the modified work schedule of the HACG staff due to COVID-19.

Mr. Williams discussed his upcoming work schedule and his transition for May and June.

Commissioner Stacy discussed IRS stimulus check scams.

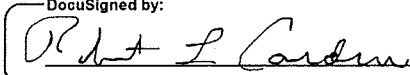
EXECUTIVE SESSION:


Commissioner Pendleton motioned to hold an Executive Session, seconded by Commissioner Greenman. Motion was carried and Commissioner Cardin held an Executive Session to discuss possible real estate acquisition.

6440

ADJOURN:

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

DocuSigned by:

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R. Larry Cardin
Chairman


J. Len Williams
Secretary-Treasurer