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A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON MAY 15, 2022.

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for a Regular Meeting at the Melrose Community Building at 854 Davis St. Gainesville, Georgia at 7:30 a.m. on Wednesday, May 15, 2022.

The meeting was called to order by Daryl Smallwood. Those present and absent were recorded as follows:

Present: Darryl Smallwood
Faron Thompson
Myrtle Figueras
Joy Griffin
Zack Thompson
Mary Sue Brown

Staff: Beth Brown
Patrick Scarlett
Kim Anderson

There being a quorum present, Daryl Smallwood called the meeting to order at 7:30 a.m.

MINUTES

Minutes from the last meeting of April 20, 2022 were presented for approval. On Motion made by J. Griffin and seconded by M. Figueras, the minutes were approved.

Ayes: D. Smallwood, F. Thompson, M. Figueras, J. Griffin, M. Brown

Nays: None

Absent: None

FINANCIAL REPORT

Beth Brown presented a statement of cashflow and developer fee distributions from Walton Communities.

Beth Brown reviewed the financials for February 2022 with the Board. The financials were accepted on motion made by F. Thompson and seconded by M. Figueras.

Ayes: D. Smallwood, F. Thompson, M. Figueras, J. Griffin, M. Brown

Nays: None

SECRETARY REPORT

Beth Brown advised the Board that GHA has hired a Leasing Consultant to work out of the Midtown Villages office replacing Mariela who has been promoted to Community Manager. His first day was May 11, 2022.

Beth Brown advised the Board that GHA will be hiring an Office Assistant to help with a variety of tasks in the main office.

Beth Brown updated the board on the software conversion which is expected to be operational October 1, 2022.

Beth Brown updated the Board on the Waterside Oaks bond inducement.

Beth Brown informed the Board that GHC received approximately \$500,000 in cash flow from Walton Summit for 2021.

Beth Brown informed the Board that There is a balance of \$244,0000 in Developer Fee for Walton Harbor Phase 2 that will be paid out between June and December. Phase 2 is under construction.

Beth Brown informed the Board that Commerce Housing Authority is running smoothly.

Beth Brown informed the Board that the Audit for Midtown Villages has been completed and we can expect owner distributions in the next few months. The Team is working to get qualified by DCA to manage tax credit properties.

Beth Brown updated the Board on GHA's capital fund award of \$950,262 for FY2022.

Beth Brown updated the Board on the Harrison Square development project. 4% LIHTC applications are due mid-October.

Beth Brown advised the Board that we are working towards becoming CORES certified. This is a national certification process that has been prioritized by DCA. Additional points will be awarded to applicants who are CORES certified.

A management report was included in the Board package.

NEW BUSINESS

None

There being no further business, the meeting was adjourned by D. Smallwood.

SEAL

ATTEST:

Secretary to the Board:
Beth A. Brown, Executive Director