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**A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON APRIL 20, 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, April 20, 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

**Staff:** Beth Brown  
Shanna Kennedy  
Kim Anderson  
Patrick Scarlett

**Absent:** Mary Sue Brown

**Visitor:** George Wangemann

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

**MINUTES**

Minutes from the last meeting of February 16, 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 reviewed the financials for February 2022 with the Board. The financials were accepted on motion made by M. Figueras and seconded by F. Thompson.

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

Nays: None

Absent: M. Brown

## **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.

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 informed the Board that Walton Harbor Phase 1 is leasing up for the LIHTC and public housing units. They plan to have all units pre-leased by the end of April. Phase 2 construction is underway and on schedule for completion next June. Both of these properties will eventually be converted under RAD.

Beth Brown advised the Board that the partnership under Melrose Redevelopment closed on the permanent loan. The team is working towards getting approved by DCA to take over management beginning January 1, 2023.

Beth Brown informed the Board that there are 31 public housing units (Johnson, Banks, MLK) that we will move forward with RAD conversion. The physical needs assessment provided is with a list of "must do's" prior to the conversion.

Beth Brown informed the Board that Walton Summit's RAD conversion will close in March.

Beth Brown informed the Board that Norcross Housing Authority has selected Walton Communities as the development partner. They are currently working on submitting a competitive 9% application.

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

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.

**NEW BUSINESS**

On motion made by J. Griffin and seconded by M. Figueras the Inducement Resolution was approved. Resolution 677.

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

Nays: None

Absent: M. Brown

On motion made by J. Griffin and seconded by M. Figueras the Approval to purchase 4 Tracts-Paces Foundation was approved. Resolution 678.

Ayes: D. Smallwood, M. Figueras, J. Griffin

Nays: F. Thompson

Absent: M. Brown

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

SEAL

ATTEST:

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