**THE REGUAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON DECEMBER 18, 2024.**

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for a Regular Meeting at the Gainesville Housing located at 750 Pearl Nix Pkwy Gainesville, Georgia at 7:30 a.m. on Wednesday, December 18, 2024.

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

**Present:** Darryl Smallwood **Staff:** Beth Brown

 Joy Griffin Shanna Kennedy

 Faron Thompson Patrick Scarlett

 Michael Thurmond Jane Smith

 Abigail Guzman Deji Akintonde

 Tiana Ford

**Absent:** Kimberly Harper

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

**MINUTES**

Minutes from the last meeting of October 9, 2024 were presented for approval. On motion made by F. Thompson and seconded by M. Thurmond, the minutes were approved.

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

Nays: None

Absent: K. Harper

**FINANCIAL REPORT**

Jane Smith reviewed the October 2024 Financials with the Board.

On motion made by F. Thompson and seconded by M. Thurmond, the financials were accepted.

**SECRETARY REPORT**

B. Brown informed the Board of the interview process status for the Director of Resident Services.

B. Brown announced the launch of the new website at [www.gainesvillehousing.org](http://www.gainesvillehousing.org).

B. Brown advised the Board that Walton Summit and Walton Harbor were toured by the GA Department of Community Affairs Board. The Commissioner and board were impressed with developments.

B. Brown informed the Board that Harrison Village construction is ahead of schedule. We are working on several logistical issues as they continue with construction. The Property Management team will work on preparing for occupancy over the next several months. We had a kickoff meeting with DCA for the GICH Senior Year project. They have chosen Purpose Built Communities as our Technical Assistance provider. Phase 2 4% LIHTC application was submitted to DCA. Awards to come in early 2025. Working with Technical Assistance provider to design Phase 3 of existing Harrison Square locations.

B. Brown informed the Board of potential new investor for Village Square apartments who specializes in large scale rehab projects.

B. Brown informed the Board that Norcross Housing Authority Phase 1 and 2 are under construction. Expected completion is end of 2025. Working on a plan for the final 17 units.

B. Brown advised December is the final month of property management services for Roswell Housing Authority. GHA will remain as development consultant.

B. Brown informed the Board of lack of appetite for redevelopment in Commerce.

**Board went into Executive Session**

**Board returned from Executive Session**

**NEW BUSINESS**

On motion made by J. Griffin and seconded by F. Thompson, the Board approved Resolution 712, a move forward to reposition Jessel Jewel away from public housing.

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

Nays: None

Absent: K. Harper

On motion made by J. Griffin and seconded by M. Thurmond, the Board approved Resolution 713a and 713b, the change to HART retirement company

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

Nays: None

Absent: K. Harper

On motion made by F. Thompson and seconded by M. Thurmond, the Board approved policy for employee to be terminated if they are evicted from apartment managed by GHA.

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

Nays: None

Absent: K. Harper

B. Brown discussed management opportunity with Canton Housing Authority.

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