**THE REGUAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON JULY 17, 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 Parkway Gainesville, Georgia at 7:30 a.m. on Wednesday, July 17, 2024

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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 Tiana Ford

 Deji Akintonde

**Absent:** Kimberly Harper **Guest:** Myrtle Figures

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

**MINUTES**

Minutes from the last meeting of May 15, 2024 were presented for approval. On motion made by J. Griffin and seconded by F. Thompson, the minutes were approved.

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

Nays: None

Absent: K. Harper

**FINANCIAL REPORT**

Jane Smith reviewed the FY23 Audit with the Board.

Jane Smith reviewed the June 2023 financials with the Board. The financials were accepted on motion made by F. Thompson and seconded by J. Griffin.

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

Nays: None

Absent: K. Harper

**SECRETARY REPORT**

B. Brown advised the Board that the fieldwork for GHA’s audit has been completed. There were no findings.

B. Brown informed the Board that Jabneel Vargas and Perlamar Vega both received their Tax Credit Specialist Certification.

B. Brown informed the Board that HUD requires PHAs to conduct a salary comparability study every three years. We have selected a firm to complete the study and expect to have a draft in approximately 60 days.

B. Brown advised the Board that we continue to work with Forum on deliverables. The website and the Community Impact Report are current priorities. We are working on a schedule to push information out on social media.

B. Brown informed the Board that renovations of the main office at Pearl Nix Parkway are almost complete.

B. Brown informed the Board that Roswell Housing Authority’s 9% LIHTC application has been approved and we are working towards closing and a phase 2 application.

B. Brown informed the Board that Norcross Housing Authority has begun construction on Phase 1 We will begin working to closing on Phase 2 this fall.

B. Brown advised the Board that Commerce Housing Authority has shown interest in redeveloping. She will be presenting them with different options. It has been difficult to gain City and community support.

T. Ford updated the Board on the DCA Audit.

D. Akintonde updated the Board on the SWOT analysis.

**NEW BUSINESS**

None

Daryl Smallwood closed the meeting and went into executive session.

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