**THE REGUAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON OCTOBER 9, 2024.**

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for a Regular Meeting at the Gainesville Housing located at 854 Davis St. Gainesville, Georgia at 7:30 a.m. on Wednesday, October 9, 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

**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 August 21, 2024 were presented for approval. On motion made by M. Thurmond and seconded by F. Thompson, the minutes were approved.

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

Nays: None

Absent: K. Harper

**FINANCIAL REPORT**

Jane Smith reviewed the August 2024 Financials with the Board.

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

**SECRETARY REPORT**

B. Brown that we are in receipt of the salary comparability study and are prepared to present to the Board by the next meeting.

B. Brown informed the Board the Staff Accountant that was hired did not work out, he was missing basic accounting skills. We are re-evaluating options.

B. Brown informed the Board that we will be conducting annual performance reviews over the next six weeks.

B. Brown informed the Board that we are officially in receipt of Family Self-Sufficiency grant and have promoted Daphnie Tessier to this position. Programming in underway

B. Brown advised the Board that Walton Summit and Walton Harbor are running smoothly. We continue to work with Baker Tilly and our Auditor on strategies to mitigate tax liability.

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 is being submitted to DCA this month.

B. Brown informed the Board that McNeal Development has withdrawn from the Banks/Johnon Street project.

B. Brown informed the Board that Norcross Housing Authority Phase 1 is under construction. The groundbreaking was last month. We are expected to close on Phase 2 next week. Working on a plan for the final 17 units.

**Board went into Executive Session**

**Board returned from Executive Session**

**NEW BUSINESS**

On motion made by M. Thurmond and seconded by F. Thompson, the Salary Study was approved.

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 Resolution 711, the FY25 Budget Revision was approved.

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

Nays: None

Absent: K. Harper

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