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THE ANNUAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON JANUARY 17, 2024.

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for a Annual Meeting at the Gainesville Housing located at 750 Pearl Nix Parkway Gainesville, Georgia at 7:30 a.m. on Wednesday, January 17, 2024

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

Present: Darryl Smallwood
Joy Griffin
Myrtle Figueras
Faron Thompson
Zack Thompson

Staff: Beth Brown
Shanna Kennedy
Patrick Scarlett
Deji Akintonde
Kim Anderson
Jane Smith

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 December 20, 2023 were presented for approval. On motion made by M. Figueras and seconded by J. Griffin, the minutes were approved.

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

Nays: None

Absent: K. Harper

FINANCIAL REPORT

There were no financials to review.

SECRETARY REPORT

B. Brown advised the Board that our new CFO, Jane Smith started working on January 2nd. She is working with the Team to get our financials caught up and submitted to HUD. Our old fee accountant is working closely with her to close out FY2023. The Gainesville audit will begin in late February.

B. Brown informed the Board there was a fire at one of our units at Banks St. There are currently 2 tenant in a hotel until the repairs are complete.

B. Brown advised the Board that additional software training is scheduled for mid-February.

B. Brown advised the Board that our annual INSPIRE Inspections will be scheduled for the spring.

B. Brown advised the Board that a meeting is set with Forum Communications to discuss the next steps and formulate a plan for 2024.

B. Brown informed the Board that she is continuing to work on budgets and cashflow analysis for GH, the Business Activity Center, and Gainesville Housing Corporation.

B. Brown informed the Board that McNeil Development continues to show interest in Banks and Johnson Street properties. We have completed an appraisal.

B. Brown advised the Board that the RAD conversion is complete for Walton Harbor. Phase 2 is 100% leased up.

B. Brown informed the Board that we are working on a community transformation plan as part of the Tax Credit program. This will include education, health and wellness and economic self-sufficiency partners.

B. Brown informed the Board that day-to-day management of Melrose Redevelopment is going well. MHR is currently 100% occupied. We continue to work on staff development. Jabneel is working towards his HCCP certification. Pearls passed her COS certification exam. We have submitted all required information to the auditors and expect the audit to be complete in early March.

B. Brown informed the Board that closing for the Harrison Square Redevelopment as been delayed until April 2024. Construction will begin afterwards.

B. Brown advised the Board that we expect to close on the RAD transaction of the 31 units by the end of February.

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 received approval from HUD for the demolition of 27 units. We are currently waiting on the funding for the Tenant Protection Vouchers. We were awarded Phase 2 of Walton Crossing.

B. Brown advised the Board that Commerce Housing Authority is running smoothly.

NEW BUSINESS

On motion made by M. Figueras and seconded by F. Thompson, the Board approved Resolution 699, New Gainesville Housing Policies (Signature, Capitalization, Disposition, and Public Records Access.

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

Nays: None

Absent: K. Harper

Daryl Smallwood closed the meeting and went into executive session.

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

SEAL

ATTEST:

Secretary to the Board:

Beth A. Brown, Executive Director