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**THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON May 21, 2025.**

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, May 21, 2025.

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

<b><u>Present:</u></b> Darryl Smallwood	<b><u>Staff:</u></b> Beth Brown
Joy Griffin	Jane Smith
Jennifer Hothem - remote	Patrick Scarlett
Abigail Guzman	Doris Smith
	Megan McKellar

**Absent:** Kimberly Harper, Faron Thompson, Michael Thurmond

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

**MINUTES**

Minutes from the last meeting of April 16, 2025, were presented for approval. On motion made by J. Griffin and seconded by J. Hothem, the minutes were approved.

Ayes: D. Smallwood, J. Griffin, J. Hothem

Nays: None

Absent: K. Harper, F. Thompson, M. Thurmond

**FINANCIAL REPORT**

J. Smith gave an update on the financials through March 31, 2025. On motion made by J. Griffin and seconded by J. Hothem, the financials were approved.

**SECRETARY'S REPORT**

B. Brown gave an update on plans for Board Retreat scheduled for June 6.

B. Brown gave an update on Property Management Oversight partnership with Canton Housing Authority as well as a potential opportunity with the Dublin Housing Authority.

B. Brown gave an update for employee health insurance options.

There was a discussion of what will come after housing is complete. The board would like to see a mixed-use space with opportunities for business and entrepreneurial areas.

P. Scarlett gave an update on NSPIRE inspection of Midtown Villages and the work with residents at Harrison Square on moving to the new buildings.

**NEW BUSINESS**

B. Brown began discussion regarding the 2030 Five Year Agency plan. On motion by J. Griffin and seconded by J. Hothem Resolution 716 was approved.

Ayes: D. Smallwood, J. Griffin, J. Hothem

Nays: None

Absent: K. Harper, F. Thompson, M. Thurmond

B. Brown presented Resolution 720 "Conversion of Public Housing Utilizing Section 18 and RAD" a plan to convert 24 units in the Scattered Sites to project based vouchers. On motion by J. Griffin and seconded by J. Hothem Resolution 720 was approved.

Ayes: D. Smallwood, J. Griffin, J. Hothem

Nays: None

Absent: K. Harper, F. Thompson, M. Thurmond

D. Smith presented recommendations for 2 students for scholarship approval. On motion by J. Griffin and seconded by J. Hothem scholarships were approved.

Ayes: D. Smallwood, J. Griffin, J. Hothem

Nays: None

Absent: K. Harper, F. Thompson, M. Thurmond

**Board went into Executive Session**

**Board returned from Executive Session**

On motion by J. Hothem and seconded by J. Griffin Resolution 722 – the ratification of the Purchase and Sales Agreement was approved.

Ayes: D. Smallwood, J. Griffin, J. Hothem

Nays: None

Absent: K. Harper, F. Thompson, M. Thurmond

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