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THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON August 22, 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 9:00 am on Friday, August 22, 2025.

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

Present: Darryl Smallwood
Faron Thompson
Joy Griffin
Michael Thurmond
Jennifer Hothem
Abigail Guzman
Kimberly Harper

Staff: Beth Brown
Jane Smith
Patrick Scarlett

There being a quorum present, D. Smallwood called the meeting to order at 9:00 a.m.

Board working session began facilitated by Jason Geno.

NEW BUSINESS

B. Brown presented resolution to create Gainesville Housing Solutions, a 501c4 organization as well as Thirty-One Midtown, LLC. On motion by J. Griffin and seconded by J. Hothem the resolution was approved.

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

Nays: None

Absent: K. Harper

B. Brown requested authorization for a loan of non-federal funds from Gainesville Housing Corporation as a source of funding for the Scattered Sites Thirty-One Midtown RAD closing in an amount not to exceed \$725,000. The funds will be loaned into the deal at the prevailing AFR. On motion by J. Griffin and seconded by M. Thurmond, the board approved the recommendation as presented.

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

Nays: None

Absent: K. Harper, J. Hothem

In preparation for the upcoming 2026 annual budget, B. Brown requested a 2.5% COLA for all employees and a pool of funds up to 5% of payroll for salary increases and bonuses. On motion by F. Thompson and seconded by M. Thurmond.

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

Nays: None

Absent: K. Harper, J. Hothem

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

SEAL

ATTEST:

Secretary to the Board:

Beth A. Brown, Executive Director