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**THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON September 3, 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, September 3, 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

**Staff:** Beth Brown  
Jane Smith  
Megan McKellar  
Tammy Howard

**Absent:** Kimberly Harper

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

**MINUTES**

Minutes from the meeting of July 16, 2025, were presented for approval. On motion made by J. Griffin and seconded by F. Thompson, the minutes were approved.

Ayes: D. Smallwood, F. Thompson, J. Griffin, M. Thurmond, J. Hothem  
Nays: None  
Absent: K. Harper

Minutes from the meeting of August 22, 2025, were presented for approval. On motion made by J. Griffin and seconded by M. Thurmond, the minutes were approved.

Ayes: D. Smallwood, F. Thompson, J. Griffin, M. Thurmond, J. Hothem  
Nays: None  
Absent: K. Harper

**SECRETARY'S REPORT**

B. Brow solicited feedback from working session. Board agreed it was very good and successful. Staff will begin working on strategies to achieve the goals and present them at the January board meeting.

B. Brown gave update on Harrison Village; we are hoping to have all families moved in by the end of the year.

B. Brown gave update on Midtown Villages; a new camera system is being installed at Butler Apartments.

B. Brown introduced new Resident Services Director, Dr. Tammy Howard.

T. Howard gave an update on new and current programming for Residents Services. She is also taking over the reasonable accommodations for residents to streamline the process.

### **NEW BUSINESS**

Resolution 730 – Approval of Board meeting dates for FY26 was presented. On motion by F. Thompson and seconded by M. Thurmond the resolution was approved.

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

Nays: None

Absent: K. Harper

J. Smith presented Resolution 731 – FY26 Budget for GHA and Business Activity Center. On motion by J. Hothem and seconded by F. Thompson the budget was approved.

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

Nays: None

Absent: K. Harper

Resolution 732 – Tenant Accounts Receivable Write Offs for GHA were presented. On motion by J. Griffin and seconded by M. Thurmond the resolution was approved.

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

Nays: None

Absent: K. Harper

B. Brown introduced Mike Kazamias, Evan Cramer, and Eve Passman to give background on their company and the Lake Forrest apartments. The project will be rehabbing 117 units across 17 buildings. B. Brown recommended bond inducement for this project. On motion by J. Griffin and seconded by J. Hothem the motion to approve the bond inducement with specific language around not including a ground lease was approved.

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

Nays: None

Absent: K. Harper

On motion by J. Griffin and seconded by M. Thurmond the board went into executive session.

On motion by F. Thompson and seconded by M. Thurmond the board returned from executive session.

On motion by J. Griffin and seconded by J. Hothem the board approved Executive Unlimited PTO plan for positions A, B, and C on salary schedule.

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