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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 21, 2026.**

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for the Annual Meeting at the Gainesville Housing located at 750 Pearl Nix Pkwy Gainesville, Georgia at 7:30 a.m. on Wednesday, January 21, 2026

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

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

**Staff:** Shanna Kennedy  
Megan McKellar

**Absent:**

There being a quorum present, Darryl Smallwood called the meeting to order at 7:56 a.m.

**MINUTES**

Minutes from the meeting of November 19, 2025, were presented for approval. On motion made by J. Griffin and seconded by J. Hothem, the minutes were approved.

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

Nays: None

Absent:

**FINANCIAL REPORT**

The Board reviewed the Final Budget Revision for 2025 for GHA and BAC. On motion by J. Griffin and seconded by F. Thompson, the Board approved the Final Budget Revision for the year ending September 30, 2025.

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

Nays: None

Absent:

**SECRETARY'S REPORT**

There was no secretary's report

**NEW BUSINESS**

On motion by J. Griffin and seconded by J. Hothem the Board voted unanimously to retain the current officers; D. Smallwood as Chairman and F. Thompson as Vice Chairman.

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

Nays: None

Absent:

The Board reviewed Resolution 738 , approving the delivery and execution of all documents, commitments, certificates, affidavits, instruments, and agreements which may be necessary and required to consummate the RAD Conversion of the 31-units of public housing known as Scattered Sites, including, but not limited to, the Ground Lease designated as a Private Enterprise Agreement, and the RAD Use Agreement. The Board further resolved that the persons for whom the RAD units are reserved are "persons of low income," and authorized the Executive Director to sign all documents on behalf of GHA. On motion by J. Griffin and seconded by M. Thurmond, the Board voted unanimously to approve the Resolution.

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

Nays: None

Absent:

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