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**THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF GAINESVILLE, WAS HELD ON March 18, 2026.**

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, March 18, 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
Abigail Guzman

Staff: Beth Brown
Jane Smith
Patrick Scarlett
Megan McKellar

Absent: Kimberly Harper

Guests: Scott Spivey via Teams

There being a quorum present, Darryl Smallwood called the meeting to order at 7:35 a.m.

MINUTES

Minutes from the meeting of February 18, 2026, were presented for approval. On motion made by J. Griffin and seconded by M. Thurmond, the minutes were approved.

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

Nays: None

Absent: K. Harper

FINANCIAL REPORT

J. Smith presented the cash flow projection for the Business Activity Center for the next five years. On motion by J. Griffin and seconded by J. Hothem, the Board accepted the projection.

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

Nays: None

Absent: K. Harper

The Board reviewed the required communication from Henderson & Pilleteri, LLC regarding the audit of the Housing Authority of the City of Gainesville as well as management's request for additional nonattest services. On motion by J. Griffin and seconded by M. Thurmond, the Board approved the letter.

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

Nays: None

Absent: K. Harper

SECRETARY'S REPORT

B. Brown presented the future Resyndication schedule for Walton Properties.

B. Brown gave an update of new HUD notices that are open for public comment for the Board to be aware of.

B. Brown gave a preview of the number of documents that will be before the Board in April related to the closing of Lakeside at Harrison Village as well as the tax credit application for Phase 2 of the Jesse Jewell redevelopment. To the greatest extent possible, documents will be sent in advance, and our attorneys will be available during the meeting to answer questions.

J. Smith gave a financial overview of the business terms for the Jesse Jewell redevelopment project.

Scott Spivey with Spivey, Pope, & Green joined the meeting via Teams and gave an overview of the application process for the Jesse Jewell redevelopment project.

NEW BUSINESS

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

SEAL

ATTEST:

Secretary to the Board:
Beth A. Brown, Executive Director