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**THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF GAINESVILLE, WAS HELD ON February 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, February 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: William Richardson via Teams

There being a quorum present, Darryl Smallwood called the meeting to order at 7:36 a.m.

MINUTES

Minutes from the meeting of January 21, 2026, were presented for approval. On motion made by J. Griffin and seconded by F. Thompson, 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 financial report as of December 31, 2025 to the Board.

On motion by J. Griffin and seconded by J. Hothem, the Board accepted the financial report.

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

Nays: None

Absent: K. Harper

SECRETARY'S REPORT

B. Brown gave detailed update of progress relating to goals identified during Board retreat.

P. Scarlett gave update on lease-up progress for Harrison Village.

NEW BUSINESS

William Richardson with Brinson, Askew, Berry Attorneys at Law joined the meeting and gave an overview of Resolution 739, Bond Resolution for Lakeside at Harrison.

On motion by J. Griffin and seconded by F. Thompson the Board voted unanimously to approve the Resolution.

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

Nays: None

Absent: K. Harper

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

SEAL

ATTEST:

Secretary to the Board:

Beth A. Brown, Executive Director