Gainesville housing
Building Thriving Communities

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THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON April 15, 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, April 15, 2026.
The meeting was called to order by Darryl Smallwood. Those present and absent were recorded as follows:

Present:	Darryl Smallwood	**Staff:**	Beth Brown
	Faron Thompson		Jane Smith
	Michael Thurmond		Patrick Scarlett
	Joy Griffin		Megan McKellar
	Jennifer Hothem		
	Abigail Guzman		

Absent: Kimberly Harper

There being a quorum present, Darryl Smallwood called the meeting to order at 7:29 a.m.

MINUTES

Minutes from the meeting of March 18, 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

SECRETARY'S REPORT

B. Brown gave a snapshot of the monthly accomplishments. This included an update on audits and INSPIRE inspections.

There was a discussion regarding organizational goals and adjusting and adding items based on the changing markets.

J. Griffin requested the board have a field trip to the Northeast Georgia Food bank to see their operation to begin getting ideas for Harrison Village Phase 3.

NEW BUSINESS

The Board reviewed Resolution 740, a Resolution approving the Jesse Jewell RAD/Section 18 Blend Conversion. 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

The Board reviewed Resolution 741, a Resolution approving the MOU between the Gainesville Housing Authority and Regent Partners. On motion by F. Thompson and seconded by J. Hothem the Board voted unanimously to approve the Resolution.

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

The Board reviewed Resolution 742, a Resolution approving the Executive Director to execute documents related to the Jesse Jewell Phase 2 application. 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
Nays: None
Absent: K. Harper

The Board considered Resolution 743 and reviewed the Private Enterprise Agreement for the Edmond Phase 2 application. On motion by J. Hothem and seconded by M. Thurmond the Board voted unanimously to approve.

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

The Board considered Resolution 744 and reviewed the Option to Ground Lease for Jesse Jewell Phase 2. On motion by J. Griffin and seconded by M. Thurmond the Board voted unanimously to approve.

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

The Board considered Resolution 745 and reviewed the Ground Lease for Lakeside at Harrison Village. On motion by J. Griffin and seconded by F. Thompson the Board voted unanimously to approve.

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

The Board reviewed Resolution 746, a Resolution approving the Executive Director to execute documents related to Lakeside at Harrison Village. On motion by F. Thompson and seconded by M. Thurmond 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:

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