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**THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF GAINESVILLE, WAS HELD ON July 15, 2026.**

The Commissioners of the Housing Authority of the City of Gainesville, Georgia, met for a Regular Meeting at the Gainesville Housing Authority located at 750 Pearl Nix Pkwy Gainesville, Georgia at 7:30 a.m. on Wednesday, July 15, 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
Abigail Guzman

Staff: Beth Brown
Jane Smith
Patrick Scarlett
Tammy Howard
Megan McKellar

Guests: Michael Kazamias, Kutak Rock

Absent: Kimberly Harper, Jennifer Hothem

There being a quorum present, Darryl Smallwood called the meeting to order at 7:34 a.m.

MINUTES

Minutes from the meeting of May 20, 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

Nays: None

Absent: K. Harper, J. Hothem

FINANCIAL REPORT

J. Smith presented the financial statements through June 30, 2026. On motion made by F. Thompson and seconded by M. Thurmond, the financial statements were approved.

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

Nays: None

Absent: K. Harper, J. Hothem

SECRETARY'S REPORT

B. Brown gave an update regarding goals; the staff is on track to have 100% of goals reached by the end of the year.

B. Brown communicated the Ross Grant, and the Jackson EMC Grant were both received to assist Resident Services programing.

T. Howard gave an update of programming for Residents Services. All goals for the first year have been met and things are very positive overall.

NEW BUSINESS

The Board reviewed Resolution 747, a Resolution approving the Five-Year Capital Funding plan. 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

Nays: None

Absent: K. Harper, J. Hothem

The Board reviewed Resolution 748, a Resolution approving the Bonds for Lake Forest Apartments. 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

Nays: None

Absent: K. Harper, J. Hothem

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

SEAL

ATTEST:

Secretary to the Board:

Beth A. Brown, Executive Director