Gainesville housing
Building Thriving Communities

750 Pearl Nix Parkway • Gainesville, GA • 30503 • Phone: 770-536-1294 • Fax 770-536-5150 • www.gainesvillehousing.org

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF GAINESVILLE, WAS HELD ON August 19, 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 8:00 a.m. on Wednesday, August 19, 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

There being a quorum present, Darryl Smallwood called the meeting to order at 8:03 a.m.

AGENDA
On motion by F. Thompson and seconded by J. Hothem the agenda was amended to include The Harrison Village Permanent Loan Conversion.

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

MINUTES
Minutes from the meeting of July 15, 2026, were presented for approval. On motion made by J. Griffin and seconded by J. Hothem, the minutes were approved.

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

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 gave an update on properties and new development. All properties are operating well.

NEW BUSINESS

The Board reviewed Resolution 749, a Resolution approving Board Meeting Dates for FY27. On motion by F. Thompson and seconded by J. Hothem the dates were approved.

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

The Board reviewed Resolution 750, the Budget for FY2027. On Motion by J. Hothem and seconded by F. Thompson, the Budget was approved

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

The Board reviewed Resolution 751, a Resolution approving $7,679.84 in Write-offs for FY26. On Motion by J. Griffin and seconded by M. Thurmond, the write-offs were approved.

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

The Board reviewed Resolution 752, a Resolution approving the Closing Edmund Gainesville Family I LP Special Limited Partnership. On motion by J. Griffin and seconded by J. Hothem, the motion was unanimously approved.

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

The Board reviewed Resolution 753, a Resolution for the Ground Lease Agreement for the Edmund Gainesville Family I LP. On motion by J. Griffin and seconded by M. Thurmond, the motion was unanimously approved.

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

The Board reviewed Resolution 754, a Resolution approving the Permanent Loan Conversion for Harrison Village Phase I. On motion by J. Griffin and seconded by J. Hothem, the motion was unanimously approved.

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