

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

August 16, 2017

10:00 A.M.

REGULAR MEETING

The Commissioners of the Housing Authority of Columbus, Georgia met in regular session in Columbus, Georgia.

Chairman Larry Cardin called the meeting to order and on roll call the following Commissioners answered present:

**Charles Alexander
Jeanella Pendleton
John Greenman**

In attendance from the Housing Authority staff was J. Len Williams, Chief Executive Officer, Susan McGuire, Executive Assistant, Beverly LaMee, Director, Community Initiatives, Lisa Walters, Chief Operating Officer, Sabrina Richards, Director, Housing Enterprises, Tashee' Singleton, Director, Public Housing, Verona Campbell, Chief Real Estate Officer, Krista McDowell, Chief Financial Officer and Sheila Crisp, Comptroller.

INVOCATION:

Chairman Cardin delivered the invocation.

Mr. Williams introduced Ms. Krista McDowell as HACG's new Chief Financial Officer. He also introduced Ms. Sheila Crisp as HACG's new Comptroller.

Chairman Cardin and the Board both congratulated Ms. McDowell and Ms. Crisp.

ADOPTION OF AGENDA:

Chairman Cardin called for a motion to approve the meeting agenda as presented.

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Greenman.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams stated a maintenance technician position for Columbus Villas was not submitted in the FYW 2018 budget. As a result, he wanted to report this to the Board so we may advertise for this needed position.

Mr. Williams announced HACG had received official crime reports from the Columbus Police Department. All of HACG properties were classified in the blue category which is the least amount of crime activity.

Mr. Williams stated he had completed a letter to the City Manager of the City of West Point, Georgia, as reviewed and approved by HACG's legal counsel. This letter will be mailed today.

Mr. Williams stated he and Verona Campbell had met with Columbus Residential regarding the Chase re-development.

Mr. Williams announced that Ms. Walters has attended and successfully completed and passed her CPM classes. Ms. Walters should receive her designation by 2018.

Mr. Williams read an email he received from a colleague regarding a successful individual who had been raised in the public housing of HACG.

APPROVAL OF MINUTES:

The Minutes of the July 19, 2017 Board meeting were presented and motion to approve was made by Commissioner Greenman, seconded by Commissioner Alexander. The motion was unanimously approved.

CONSIDER A RESOLUTION FOR CHARGE-OFF OF RESIDENT OR FORMER RESIDENT ACCOUNT BALANCES FOR THE MONTH ENDING JULY 31, 2017:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3281

A RESOLUTION AUTHORIZING THE CHARGE-OFF OF RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR THE AUTHORITY'S PUBLIC HOUSING PROJECTS FOR THE MONTH ENDING JULY 31, 2017

Motion for approval was made by Commissioner Greenman and seconded by Commissioner Pendleton. The motion carried unanimously.

CONSIDER APPROVAL OF A RESOLUTION FOR HACG RAD GP III, INC., THE ARTICLES OF INCORPORATION; THE SHAREHOLDER'S CONSENT AND THE DIRECTOR'S CONSENT IN LIEU OF AN ORGANIZATION MEETING AND BYLAWS FOR CANTY HOMES:**RESOLUTION NO. 3282**

A RESOLUTION APPROVING THE ARTICLES OF INCORPORATION FOR HACG RAD GP III, INCORPORATED FOR CANTY HOMES. APPROVAL OF THE SHAREHOLDER'S CONSENT AND THE DIRECTOR'S CONSENT IN LIEU OF AN ORGANIZATION MEETING AND THE BYLAWS FOR CANTY HOMES.

Motion for approval was made by Commissioner Greenman and seconded by Commissioner Alexander. The motion carried unanimously.

CONSIDER APPROVAL OF A RESOLUTION FOR HACG RAD GP III, INC. THE CERTIFICATE OF LIMITED PARTNERSHIP AND THE LIMITED PARTNERSHIP AGREEMENT FOR CANTY HOMES:

RESOLUTION NO. 3283

A RESOLUTION AUTHORIZING THE CERTIFICATE OF LIMITED PARTNERSHIP AND THE LIMITED PARTNERSHIP AGREEMENT FOR CANTY HOMES

Motion for approval was made by Commissioner Greenman and seconded by Commissioner Pendleton. The motion carried unanimously.

DISTRIBUTION OF BOARD REPORTS:

Mr. Williams announced and presented the HACG Board reports as was introduced at the July meeting. Mr. Williams stated that HACG staff would continue to improve the reports as necessary.

RAD PROGRAM PROGRESS UPDATE:

Ms. Walters stated the breakdown of completed units were, E.J. Knight 98%; Wilson Homes at 47%; Nicholson Terrace, 100% and Farley Homes at 50%. Ms. Walters stated that there are 200 resident files in compliance ready for audit and 142 files had been approved.

Ms. Walters stated the RAD Program was approximately \$650,000 over budget but these funds would be off-set by developer fees.

Ms. Walters stated RAD II would close the end of November.

GOVERNANCE COMMITTEE REPORT:

Commissioner Greenman stated the Committee arranged an end-of-the-year speech by Len Williams to the Downtown Rotary Club on December 13. He also stated this was consistent with the Committee's recommendation to brief key leaders.

Commissioner Greenman announced the Committee will participate in the August 28 interviews for a recommendation for the Resident Commissioner.

Additionally, Commissioner Greenman stated the Committee will work with HACG staff to coordinate a site visit to Wilson Homes following the September 20 or October 18 board meeting.

AUDIT AND FINANCE COMMITTEE REPORT:

Commissioner Alexander stated there was no report from the Committee.

REAL ESTATE COMMITTEE REPORT:

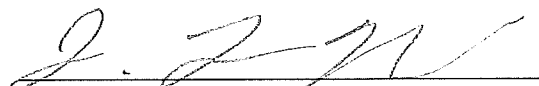
No report.

ADJOURN:

There being no further business, motion to adjourn the meeting was made by Commissioner Greenman, seconded by Commissioner Pendleton.



R. Larry Cardin
Chairman



J. Len Williams
Secretary-Treasurer