

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

February 15, 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
Ken Henson**

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 Financial Officer, Tashee' Singleton, Director, Public Housing, Sabrina Richards, Director, Housing Enterprises, Verona Campbell, Chief Real Estate Officer, John Casteel, Chief Assisted Housing Officer and Commission Attorney Jim Clark.

INVOCATION:

Chairman Cardin delivered the invocation.

ADOPTION OF AGENDA:

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

Motion for approval was made by Commissioner Henson, seconded by Commissioner Alexander. The motion carried unanimously.

APPROVAL OF MINUTES:

The Minutes of the January 18, 2017 Board meeting were presented and motion to approve was made by Commissioner Henson, seconded by Commissioner Pendleton. The motion was unanimously approved.

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

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3271

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

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

CONSIDER A RESOLUTION APPROVING THE SUBMISSION OF THE DISPOSITION APPLICATION FOR THE FORMER BTW APARTMENTS-SOUTH BLOCKS TO THE HUD SPECIAL APPLICATIONS CENTER:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3272

A RESOLUTION AUTHORIZING THE APPROVAL OF THE SUBMISSION OF THE DISPOSITION APPLICATION FOR THE FORMER BTW APARTMENT-SOUTH BLOCKS OF THE HUD SPECIAL APPLICATION CENTER.

Ms. Campbell reported that HACG now has vacant land on the remaining two south blocks that are available for redevelopment. HACG must submit a disposition application to the Department of Housing and Urban Development before any redevelopment can move forward on the southern half of the BTW site.

Motion for approval was made by Commissioner Henson, seconded by Commissioner Greenman. The Resolution was adopted unanimously.

Chairman Cardin reported that the Board is in the process of establishing a governance committee with a mission statement. Currently, the Board has a real estate and an audit/finance committee. Due to the new business model of HACG, it will be necessary to have further committees.

Chairman Cardin will be presenting new ideas to the Board and which would include a cross membership of the committees.

DISCUSSION OF THE HACG MINIMUM RENT INCREASES:

Ms. Walters presented three options for the Board to consider relating to the possibility of increasing the minimum rents for HACG residents. This increase could reduce the amount of Utility Reimbursement Payments (URPs).

After discussion, the Board decided to table this matter until which time further information is presented.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Williams announced that the HACG Task Force had arranged a non-exclusive agreement with both AT&T and Charter cable services. Attorney Adam Pease is currently working on a draft easement.

Mr. Williams is requesting the Board to approve this Agreement and Ratify at the next board meeting.

Motion was made by Commissioner Pendleton and seconded by Commissioner Greenman.

Mr. Williams stated three hundred housing authorities that jointly sued HUD over the recapture of reserves won their case.

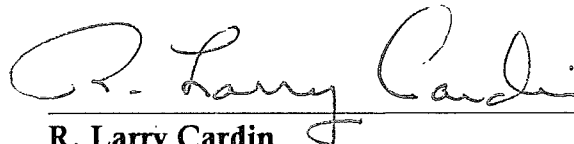
Mr. Williams reported that HACG would be hiring a part time, temporary employee to complete the tax credit RAD application. The employee would be employed for approximately six months.

Mr. Williams announced that HACG would be arranging a tour of the newly renovated RAD converted properties soon. The Commissioners would be notified of the tour.

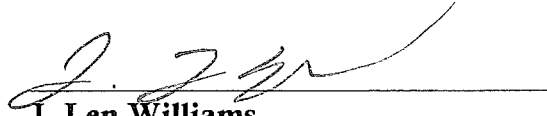
Mr. Williams reported that the management fees received from the remote housing authorities was approximately \$344,000 annually.

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