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Housing Authority of the City of East Point, Georgia

Regular Meeting

February 27, 2024

The Board of Commissioners (Board) of the Housing Authority of the City of East Point, GA (Authority) met on Tuesday, February 27, 2024 at 5:30 PM. The meeting was held at 3121 Norman Berry Drive (East Point City Annex), East Point, GA, due to construction on the main office.

Notice of the public meeting date and time for the meeting was posted at the HACEPG office, and on the website.

All Commissioners waived notice of the change of date and location of the meeting.

Mr. Jones called the meeting to order at 5:57PM.

Those answering the roll call were:

Mr. Jones, Dr. Lovett, Ms. Bussey, Ms. Jackson, and Mr. Calloway.

Others Present: Michael Spann, Executive Director, Garlan Furin, General Counsel, and Housing Authority employees: Tara Mobley and Luvell Porter.

Mr. Jones opened the meeting with a moment of silence/prayer.

Upon motion of Mr. Calloway, seconded by Dr. Lovett, the Board voted unanimously to approve the Agenda, as amended, to move from Item 3.1 to 4.1, 4.3, then into Executive Session, then back to the Agenda as needed for any other business.

Upon motion of Ms. Bussey, seconded by Mr. Calloway, the Board voted unanimously to approve the minutes of the January 23, 2024 Regular Board meeting.

Public Comment: Janis Hindsman, a resident of Martel Homes, addressed the Board regarding her complaints re: the fairness of the Resident Council elections and no meetings for the last year. She asked Ms. Furin and the Board if this was a matter for Board consideration, and Ms. Furin responded that the Board only sets policy, and staff handles day-to-day Housing Authority decisions, although the Board does stay informed and appreciates input. Mr. Spann stated that he had discussed the matter further with Ms. Hindsman after the January Board meeting, and explained that the Resident Council speaks on behalf of the residents, and can bring issues to the Board. Ms. Hindsman also stated that she feels the Martel neighborhood is being abandoned, as the gate at the back is open to the woods, there are unmarked containers at the creek, and there are no programs offered to get the residents housed elsewhere. Mr. Calloway asked Mr. Spann if the Resident Council was meeting, and Mr. Spann confirmed that meetings were being held quarterly, and meetings in 2023 had been held both in person and virtually. The new officers of the Resident Council are just coming on board, and will restart in person meetings. Ms. Hindsman requested proof of the meetings, and Mr. Jones encouraged her to supply a list of items she would like to review under the Open Records Act, to be delivered to the main office.

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The Board moved to Item 4.3 on the Agenda, a Resolution to approve Juneteenth as an official paid holiday for staff. On June 17, 2021, President Joe Biden signed into law the Juneteenth National Independence Day Act, making Juneteenth the twelfth official federal holiday after Congress passed The Juneteenth National Independence Day Act that same month. Gov. Brian Kemp signed legislation that makes the federal Juneteenth holiday commemorating the end of slavery a paid day off for Georgia employees. After brief discussion regarding other Housing Authorities' practice and any change in funding, on motion of Mr. Calloway, seconded by Ms. Bussey, the Board voted unanimously to approve the Resolution.

Upon motion of Dr. Lovett, seconded by Ms. Jackson, the Board voted unanimously to enter into Executive Session to discuss a real estate matter at 6:13PM.

Upon motion of Dr. Lovett, seconded by Mr. Calloway, the Board voted unanimously to reconvene in Open Public Session at 7:03PM.

Mr. Spann updated the Board on the Martel and Hurd Public Housing properties: Mr. Spann addressed the concerns Ms. Hindsman made regarding the physical state of the Martel neighborhood, and stated that he had contacted Glen Springs Holdings, the company who monitors the ground water, because it appeared that they left 6 barrels behind and the gate open after their last inspection. Resident Council elections were held in January, and former Board Chair Mary Anne Adams served as a proctor. The revised completion date for the main office expansion is March 31, 2024. Mr. Spann informed the Board that the new owner of Washington Carver is redeveloping the site, and their attorney misrepresented to East Point Council that the Housing Authority was in favor of the transaction, when the new owner had applied for a variance, which was denied by Council, because the community did not support it. The erroneous endorsement by the Housing Authority has been corrected, but he will also clarify when he and Mr. Jones present updates for the Housing Authority to Council. There had also been an erroneous claim that the Housing Authority owns property at Headland/Delowe, where pop up tent cities have appeared, and Ms. Elias (EPT) corrected the claims.

Mr. Spann updated the Board on the Aya Tower property: Grand opening is scheduled for April 23, and former Commissioners are being invited.

Mr. Spann updated the board on Norman Berry Village: One Street Residential is making a presentation to GICH for a letter of recommendation to support the proposed LIHTC application.

Mr. Spann discussed the critical updates from the Executive Director Reports, including the current interest rate on the 2 Certificates of Deposit holding Enterprise Funds.

On motion of Ms. Bussey, seconded by Mr. Calloway, the Board voted unanimously to adjourn the meeting at 7:17PM.