

THE MINUTES OF A REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF AMERICUS, GEORGIA

The Board of Commissioners of the Housing Authority of the City of Americus, Georgia, held a regular meeting on, October 27, 2011, at 12:00 noon, at the office of the Housing Authority, 825 Mayo St., Americus, GA.

Secretary Anderson opened the meeting with a prayer followed by the Pledge of Allegiance.

The Chairman called the meeting to order and those members present and absent were as follows:

Present: Chairman Krenson
 Vice-Chairman Ingle
 Commissioner Fuse
 Commissioner Butler
 Resident Commissioner Ferguson
 Secretary Anderson

Absent: Commissioner Dowdell-Pope

Others present: None

The commissioners reviewed the minutes of the September 22, 2011 meeting. After reviewing the minutes and noting a spelling error, Commissioner Ingle motioned, with Commissioner Ferguson seconding, to adopt the minutes as revised. Upon voting the motion was carried unanimously.

The Chairman called for reports from the Commissioners. Chairman Krenson reported that the evaluation of the CEO/Secretary had been completed. He thanked everyone for responding. He stated that the evaluation was very good and that the CEO would be mailing everyone a copy of the completed evaluation next week. There were no other reports given.

The Chairman called for the secretary's reports. The secretary welcomed our newest member, Commissioner Daron Butler who is replacing Dr. Mark Latimore. The secretary reported to the commissioners that Chairman Krenson, Mayor Barry Blount, Daron Butler, and he met together after the last board meeting to discuss any possible conflict of interest due to Mr. Butler's employment with Magnolia Manor. During that meeting both Chairman Krenson and CEO Anderson agreed that there was no conflict of interest. At the completion of the meeting, Mayor Blount swore in Mr. Butler as commissioner replacing Dr. Latimore.

The secretary reported that no financial reports were provided because our Manager of Finance is currently closing the books for the end of the fiscal year. No official action was needed or taken.

The Chairman called for the discussion of any old business. Commissioner Ingle requested an update on the new construction job under contract with Warren Scott Contractors. Secretary Anderson reported that our architect's representative and he had met with Mr. John Brown of Warren Scott Contractors. They discussed with him the concerns the authority had about the length of time it was taking to complete the work and the liquidated damages that

were accumulating. Mr. Brown stated that they are making every effort to be completed prior to the end of the calendar year. Mr. Brown had reported that two of his subcontractors had filed for bankruptcy. No official action was required or taken.

The Chairman called for the discussion of any new business. The secretary presented the commissioners with a new Section 8 Payment Standard with a recommended effective date of 11/01/2011. The secretary explained the payment standards and HUD's FMR along with answering several questions about payment standards and FMRs. Commissioner Ingle motioned with Commissioner Ferguson seconding to adopt the proposed Section 8 Payment Standards with the effective date being 11/01/2011. Upon voting the motion was carried unanimously.

The secretary presented the commissioners with a revised Maintenance Plan and requested that the plan be approved with a 11/01/2011 effective date. The secretary discussed the changes to the plan with the commissioners. A question was raised as to whether or not the plan stated the normal working hours. The secretary reviewed the plan and stated that he did not believe that the plan addresses normal working hours. Commissioner Fuse motioned that the Maintenance Plan be revised to include a reference to normal working hours as per the HAA Personnel Policy and that the plan be adopted with the added reference effective 11/01/2011. Commissioner Butler seconded the motion. Upon voting the motion was carried unanimously.

The secretary presented the commissioners with a resolution of appreciation to Dr. Mark Latimore for his 16 years of service as a commissioner. Commissioner Ingle motioned with Commissioner Fuse seconding to adopt the resolution, have the adopted resolution mounted on a plaque and presented to Dr. Mark Latimore at the HAA Christmas Luncheon in December. Upon voting the motion was carried unanimously.

The secretary presented the commissioners with discussion points that addressed the replacement housing factor funding that has been received over the past 5 years due to the demolition of the 62 units off Tripp St. Many options were discussed. The secretary was instructed to begin the disposition phase for the property where the 100 units were demolished off Rucker Street and Peach Circle. The secretary was also instructed to talk with the Fair Housing Division of HUD to determine what areas could be approvable areas. The board preferred the idea of acquisition with rehab over new construction. The board also requested that we discuss some of our ideas with the local GICH team members to see if we could work together in acquiring and rehabilitating some of the units in the proposed urban redevelopment area. This was the general consensus of all commissioners and prior to any official action being taken the board of commissioners will make final approval of any and all plans. No official action was taken or required.

There being no further business to come before the Board of Commissioners, the meeting was adjourned.

I, John C. Anderson, the duly appointed and acting Secretary, do hereby certify that this is a true recording of the minutes of this meeting.

John C. Anderson, Secretary