

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, September 27, 2018 at 12:00 noon, at the office of the Housing Authority, 825 Mayo St., Americus, GA.

Commissioner Arnold began the meeting with a prayer followed by the Pledge of Allegiance.

The Chairman called the meeting to order at 12:20pm and those members present and absent were as follows:

Present:     Chairman Fuse  
              Vice-Chairman Arnold  
              Resident Commissioner Chavis  
              Secretary Anderson  
Absent:     Commissioner Hooks  
              Commissioner Wright  
              Commissioner Krenson

Others present: CEO Designate George Edge.

The commissioners reviewed the minutes of the regular meeting of August 23, 2018. After reviewing the minutes of the meeting, Commissioner Arnold motioned, with Commissioner Chavis seconding, to adopt the minutes as submitted. Upon voting the motion was carried unanimously.

The Chairman called for reports from the Commissioners. Chairman Fuse mentioned that the GAHRA Annual Conference was good and well attended. Commissioner Chavis reported on his attendance to the RAD tenant meeting and to the GAHRA Annual Conference. Commissioner Chavis mentioned about the ability to Call-in at Board of Commissioners meetings that was brought up at the GAHRA conference. Commissioner Arnold reported that the new roofs were looking good. No official action was taken.

The Chairman called for the secretary's reports. CEO Designate Edge presented the commissioners with the monthly financial reports. He reviewed the financial reports with the commissioners and answered questions. Commissioner Arnold motioned with Commissioner Chavis seconding to accept the financial reports as submitted. Upon voting the motion was carried unanimously.

Secretary Anderson had one other item to discuss. He advised the commissioners of the OPEB Liability calculation used in the financial reports in the past and the new GASB requirements for reporting OPEB Liability. The secretary presented the commissioners with a spreadsheet showing the effect on the various programs of the authority in regards to the OPEB Liability. He also presented within the spreadsheet a proposed new percentage distribution for the OPEB Liability. The secretary requested that the Commissioners official approve the proposed distribution. Commissioner Arnold motioned, with Commissioner Chavis seconding, to approve the proposed OPEB Liability distribution percentage as presented. Upon voting the

motion was carried unanimously. This concluded the secretary's reports.

The Chairman called for the discussion of any old business. Secretary Anderson discussed with the Commissioners about additional available property on Elm Ave. that could be used for student housing. The commissioners had learned that the need for student housing at GSW was not as high as originally reported and they felt that there was no need to build any additional housing at this time. No official action was taken or required.

The Chairman called for the discussion of any new business. Mr. Edge presented the commissioners with the TAR write-off list for Public Housing, Owned, and Southland Heights. He reviewed the list with the commissioners and requested approval to write the accounts off. Commissioner Arnold motioned, with Commissioner Chavis seconding, to write-off the TAR outstanding balances per the provided list. Upon voting the motion was carried unanimously.

Mr. Edge presented the commissioners with new Payment Standards for the Section 8 program with a proposed effective date of 10/1/2018. Commissioner Chavis motioned, with Commissioner Arnold seconding to approve the payment standards effective 10/1/2018. Upon voting the motion was carried unanimously.

Secretary Anderson advised the commissioner of the need to change the signature cards for all the accounts due to his retirement on 12/31/18. Secretary Anderson recommended that the Chairman, the Vice-Chairman, and CEO Designate Edge be the authorized signers for the General Fund, Owned, Section 8, COCC, Rev. Fund, and Southland Heights checking accounts and the General Fund, Owned, COCC, Section 8, and Southland Heights money market accounts. He also recommended that CEO Designate Edge and Manager of Finance Deloach be authorized signers for the FSS Escrow Account. Commissioner Arnold motioned that the signers of the accounts as recommended by Secretary Anderson be approved effective 10/1/2018. The motion was seconded by Commissioner Chavis. Upon voting the motion was carried unanimously.

Mr. Edge advised the commissioners that the PHA Agency Plan revision #1 had completed all the required steps to be approved and he requested that the board approve the revision. Commissioner Arnold motioned, with Commissioner Chavis seconding, to approve the PHA Agency Plan and authorize the Chairman to execute the required forms. Upon voting the motion was carried unanimously.

Mr. Edge presented the commissioners with the proposed RAD application for all public housing units. He discussed the RAD program and the commissioners asked questions and discussed the process. Chairman Fuse stated that he was not comfortable with RAD at this time, but he would do whatever the commissioners wanted to do. Commissioner Arnold motioned, with Commissioner Chavis seconding, to authorize the Chairman to sign and submit the RAD applications as presented. Upon voting the motion was carried unanimously.

The Chairman called for any additional business. There was none.

There being no further business to come before the Board of Commissioners, and upon motion duly made by Commissioner Arnold and seconded by Commissioner Chavis, the meeting was adjourned at 1:25pm.

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