

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 May 28, 2020 at 12:00 noon, via Conference Call due to the recent Coronavirus Pandemic. The dial-in phone number is toll-free (701) 802-5414.

Commissioner Bardin Hooks began the meeting with a prayer followed by Vice-Chairman Arnold leading the Pledge of Allegiance.

Vice-Chairman Arnold also called the meeting to order at 12:05 pm and those members present and absent were as follows:

Present: Chairman Fuse (Joined the meeting at a later time)
 Vice-Chairman Arnold
 Commissioner Hooks
 Commissioner Krenson
 Commissioner Wright
 Resident Commissioner Chavis
 Secretary Edge

Others: None

Absent: None

The commissioners reviewed the minutes of the regular meeting held on Thursday, April 23, 2020. After reviewing the minutes, Commissioner Hooks motioned, with Commissioner Chavis seconded, to adopt the minutes as submitted. Upon voting, the motion was carried unanimously.

The Vice-Chairman called for reports from the Commissioners.

Commissioner Arnold mentioned that there was a large gathering held on E. Lamar Street, which was definitely in violation of the social distancing requirement. He desired that the Housing Authority enforce this requirement so we will not be in violation as an agency. The CEO advised the board that Chairman Fuse had mentioned the same incident, and we have alerted our Security Patrol Officers to be on the lookout for large gatherings at our units.

The Chairman called for the secretary's reports.

Secretary Edge presented the Commissioners with the monthly financial reports. He reviewed the financial reports with the Commissioners and answered questions. Commissioner Hooks motioned, with Commissioner Chavis seconded, to accept the financial reports as submitted. Upon voting, the motion was carried unanimously.

The Vice-Chairman called for old business.

All details are complete regarding the establishment of the two corporations with exception to the appointment of board members. This will be completed in accordance with the recommendations given by Attorney Jimmy Skipper.

The RAD conversion process is progressing toward completion of elements associated with the Financing Plan. The Capital Needs Assessment is complete and for Year One we will have to initially deposit \$750,000 into a Replacement Reserve Account. Additionally, for the first year we will have an annual deposit of \$788,700, which will cover all Year One repairs.

The Chairman called for new business.

Secretary Edge presented the Five Year/Annual Plan for RAD Significant Amendment. After discussion, Commissioner Krenson motioned and seconded by Commissioner Hooks to approve the RAD Significant Amendment. Upon voting, the motion was carried unanimously.

Secretary Edge presented a Revised Uniform Travel Policy. After discussing the change, Commissioner Chavis motioned and seconded by Commissioner Krenson to approve the Revised Uniform Travel Policy. Upon voting, the motion was carried unanimously.

Secretary Edge presented a Renewed Disposition Policy without any changes. After discussion, Commissioner Hooks motioned and seconded by Commissioner Chavis to approve the Renewed Disposition Policy. Upon voting, the motion was carried unanimously.

Secretary Edge presented Updated HCV Utility Allowances effective July 1, 2020. After discussion, Commissioner Arnold motioned and seconded by Commissioner Hooks to approve the Updated HCV Utility Allowances. Upon voting, the motion was carried unanimously.

Secretary Edge presented Updated Public Housing Flat Rent and Utility

Allowance effective July 1, 2020. After discussion, Commissioner Arnold motioned and seconded by Commissioner Krenson to approve the Updated Public Housing Flat Rents and Utility Allowances. Upon voting, the motion was carried unanimously.

Secretary Edge advised the commissioners that we usually approve an annual COLA at the May meeting, but there has been a significant decrease in the Consumer Price Index for the South Region since February 2020. He proposed revisiting the Bureau of Labor and Statistics Report in August, and then approve a COLA. After a discussion, Commissioner Chavis motioned, and seconded by Commissioner Krenson to approve the recommendation. Upon voting, the motion was carried unanimously.

Chairman Fuse acknowledged to the board that he has an indirect conflict of interest due to servicing as a board member of the Housing Authority of Americus, and on the board of Americus Sumter Transitional Housing Ministries, Inc. This ministry has units on the Housing Choice Voucher Program. As a remedy, he will abstain from voting on issues relating to these units.

Secretary Edge advised the commissioners that the Resident Services Department has proposed as an alternative to the normal Summer Reading Program. The proposal is that we will deliver reading materials to all 1st and 2nd graders who live within our units in Americus, Andersonville, Plains, and Leslie. Regarding our elderly residents, we will deliver Corona Care Packets along with produces from the Farmer's Market.

Secretary Edge updated the commissioners on the staff and the effects of the Coronavirus Pandemic. He reported that we have 11 staff persons who were affected by COVID-19. On Thursday, May 14, 2020, all employees were tested with a rapid response test kit and all of them tested negative. Also, we are in the process of getting proposals to upgrade our computer systems to be able to work remotely if the need arises in the future. Further, we are also exploring the possibility of when we will reopen to the public. Chairman Fuse recommended exploring the possibility of implementing remote phone calls.

The Chairman called for any additional business.

There were 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 Hooks, the meeting was adjourned at 1:15 pm.

I, George F. Edge, the duly appointed secretary, do hereby certify that this is a true recording of the minutes of this meeting.

George F. Edge, Secretary