



# Norcross Housing

Providing Quality Affordable Housing that Promotes Dignity, Pride and Opportunity in Norcross, GA

The Commissioners of the Housing Authority of the City of Norcross, Georgia, met for a Regular meeting Friday, December 15, 2023, at 10:30 at 19 Garner Street, Norcross, GA

The meeting was called to order at 10:30 a.m. by the Chairman. Those present and absent were recorded as follows:

**Present:** Gail Newton  
Pam Hopper  
Barbara Bevels  
Don Osborne  
Ranae Heaven

**Staff:** Beth Brown

**Absent:** Melissa Leedy

There being a quorum present, Ms. Hopper called the meeting to order at 10:30 a.m.

## **MINUTES**

Minutes from the last meeting on October 20, 2023 were presented for approval. On Motion made by B. Bevels and seconded by D. Osborne, the minutes were approved with corrections to the date.

Ayes: P. Hopper, G. Newton, B. Bevels, D. Osborne, R. Heaven

Nays: None

## **FINANCIAL REPORT**

August and September financials were presented. The financials were accepted on motion by R. Heaven; seconded by P. Hopper.

Ayes: P. Hopper, G. Newton, B. Bevels, D. Osborne, R. Heaven

Nays: None



## SECRETARY'S REPORT

- ✓ We are working with DCA to prepare for the TPVs. All tenant applications have been submitted. We are currently behind schedule but are working to catch up. Once all families have been relocated, we will complete the lead-based paint and asbestos testing and abatement.
- ✓ We are continuing to move files to be stored to the storage unit. Active files will move to the Roswell Housing Authority location where Toni will be based out of.
- ✓ The project closed on the financing December 6, 2023. Norcross received \$280,000 in the first distribution of developer fees.
- ✓ Norcross received the award for Phase 2.
- ✓ Ali will be taking a short leave of absence, and we hope to have her return in January. David will be moving on to the Commerce Housing Authority beginning January 2024.
- ✓ Transferring residents from Garner/Reeves to Hunter and Autrey as units become available. One eviction underway.
- ✓ I gave our annual update to the City Council on October 18, 2024. They were excited we are moving forward.
- ✓ Our master plumber needs permission from a Gwinnett County Water contractor to excavate a 30- to 40-foot manhole on Nesbit Street. The following units have plumbing problems right now: 524,522, and 548. Sewer backup is occurring within each of the units. The Gwinnett County water manager states that this relates to a parcel that has several apartments connected to a single lateral. Due to flow problems, they had to change the lateral's slope, which required replacing the old stub with a new one that fit into a manhole. Martin Valentine has been in communication with them. I hope this clarifies the problems with Nesbit and the steps it will take to fix it. An updated cost of repair is less than \$10,000.
- ✓ Fiscal year ended September 30th. Audit is scheduled to begin in February.



**NEW BUSINESS**

There was discussion surrounding the next steps with Hunter and Nesbitt Street properties. Ideally Board would like to be able to sell Nesbitt property to help fund the redevelopment of Hunter Street.

There being no further business, on Motion made by P. Hopper and seconded by B. Bevels, the meeting was adjourned.

SEAL

ATTEST:

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Secretary to the Board  
Beth Brown, Executive Director

