



# 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, July 7, 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  
Melissa Leedy  
Don Osborne  
Ranae Heaven

**Staff:** Beth Brown  
Toni Douglas

**Absent:** Barbara Bevels

There being a quorum present, Mrs. Gail Newton called the meeting to order at 10:30 a.m.

## **MINUTES**

Minutes from the last meeting on April 21, 2023 were presented for approval. On Motion made by D. Osborne and seconded by R. Heaven, the minutes were approved.

Ayes: P. Hopper, M. Leedy, D. Osborne, R. Heaven, G. Newton

Nays: None

Absent: B. Bevels

## **FINANCIAL REPORT**

January financials were presented. The financials were accepted on motion by M. Leedy; seconded by R. Heaven.

Ayes: P. Hopper, M. Leedy, D. Osborne, R. Heaven, G. Newton

Nays: None

Absent: B. Bevels

## **SECRETARY'S REPORT**

P. Hopper initiated a conversation about the long term plans for Hunter and Autrey Street apartments. There was some discussion about whether we would keep long term. It was suggested that we could potentially sell Autrey to afford to redevelop Hunter. These properties both have some deferred maintenance needs. We will invest in these properties with the idea that they will be occupied for the next five years.



- ✓ We continue to wait for HUD's approval for the Demolition/Disposition application. I have been told the review will be completed by 7/7/2023. We will move quickly with relocation once approvals have been received.
- ✓ We are making investments in the rehab of units on Hunter and Nesbit Streets.
- ✓ Trimmed trees around Hunter Street.
- ✓ Repaired drainage issues at Hunter.
- ✓ The tax credit application for Phase 2 of Walton Crossing has been submitted and scores competitively.
- ✓ We continue to be in a holding pattern until we receive HUD approvals.
- ✓ NHA has been approached by Blueridge Development Partners to engage in a Private Enterprise Agreement partnership. Their proposal is forthcoming and will be sent out as soon as available.
- ✓ We will be working on budgeting for 2024 with only 18 units remaining.
- ✓ 2023 Capital fund is presented for your review and approval.

#### **NEW BUSINESS**

On motion by P. Hopper and seconded by D. Osborne, the Board voted unanimously to enter into a private enterprise agreement with Blue Ridge Development Partners based on the terms presented in their proposal.

Ayes: P. Hopper, M. Leedy, D. Osborne, R. Heaven, G. Newton

Nays: None

Absent: B. Bevels

On motion by M. Leedy and seconded by R. Heaven, the Board approved the FY23 Capital Fund Plan.

Ayes: P. Hopper, M. Leedy, D. Osborne, R. Heaven, G. Newton

Nays: None

Absent: B. Bevels

There being no further business, on Motion made by D. Osborne and seconded by R. Heaven, the meeting was adjourned.

SEAL

ATTEST:

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Secretary to the Board  
Beth Brown, Executive Director

