



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, October 20, 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 (via phone)
Pam Hopper
Barbara Bevels

Staff: Beth Brown

Absent: Melissa Leedy
Don Osborne
Ranae Heaven

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

MINUTES

Minutes from the last meeting on August 18, 2023 were presented for approval. On Motion made by B. Bevels and seconded by P. Hopper, the minutes were approved.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

FINANCIAL REPORT

July financials were presented. The financials were accepted on motion by P. Hopper; seconded by B. Bevels.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None



SECRETARY'S REPORT

- ✓ HUD has given us verbal notice that the demolition/disposition application passed their threshold criteria. We expect to have the written approval within the next few weeks.

Next Steps:

- The field office is pushing the TPV application through as quickly as possible
 - Begin Relocation
 - Move office – old files into storage, active files into Roswell.
 - Conduct LBP and Asbestos testing and abatement
 - Close on financing – November 15, 2023
 - Demolition
 - Construction begins February 2024
- ✓ David and Ali on light duty restrictions.
 - ✓ Phase 2 award should be announced in next 30 days.
 - ✓ Transferring residents from Garner/Reeves to Hunter and Autrey as units become available.
 - ✓ 2024 Budget requires approval by Board.
 - ✓ B. Brown gave an annual update to City Council on October 18, 2023. They were excited that we are moving forward.
 - ✓ There is a major plumbing issue on Nesbit Street. Sewer lines are old and needs replacement. This requires a County approved plumber. Estimates are as high as \$50,000.
 - ✓ There are 11 units vacant with 2 evictions under way. Two residents are more than 60 days behind.

NEW BUSINESS

On motion by P. Hopper and seconded by B. Bevels, the Board voted unanimously to approve Resolution 7-2023 Designation of Private Enterprise Agreement for Walton Crossing Phase 1 L.P.

Ayes: P. Hopper, G. Newton, B. Bevels



Nays: None

On motion by B. Bevels and seconded by P. Hopper, the Board approved Resolution 8-2023 Designation of Private Enterprise Agreement for Sage Apartments.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

On motion by B. Bevels and seconded by P. Hopper the Board unanimously approved Resolution 9-2023 authorizing Beth Brown to execute documents related to the real estate transaction for Sage Apartments, LLC.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

On Motion by B. Bevels and seconded by P. Hopper the Board unanimously approved the First Amendment to the Management Agreement Proposal to compensate Gainesville Housing Authority 25% of all developer fees earned by NHA while under the management of GHA.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

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

SEAL

ATTEST:

Secretary to the Board
Beth Brown, Executive Director

