



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, April 17, 2026, at 10:30 am at 65 Lawrenceville St, Norcross, GA, City Hall 2nd floor conference room.

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

Present: Gail Newton

Barbara Bevel

Pam Hopper

Don Osborne

Melissa Leedy

Michelle Simpson

Staff: Beth Brown

Absent:

Guests: David Versel – Economic Development Director, City of Norcross

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

MINUTES

Minutes from the last meeting on February 20, 2026, were presented for approval. On Motion made by P. Hopper and seconded by M. Leedy, the minutes were approved.

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

Nays: None

David Versel gave an update. He informed the Board that the Mayor would be speaking at a House Atl conference. They would be discussing an Extended Stay study and a single point action center. He discussed several large multi family projects and where they are in the zoning process. He also is providing a contact with a public relations group that has a free service because Norcross is an Electric City. Gwinnet County is doing a traffic study. P. Hopper commented that we should continue to wait on any public discussions regarding the Hunter Street project.



FINANCIAL REPORT

The Board reviewed the financials for period ending February 28, 2026.. There was a discussion about how the new Walton Crossing Assets are reflected within our financials as well as the overall organizational structure of these projects. CFO, Jane Smith will attend the next board meeting to more fully answer these questions. Financials were accepted on motion by P. Hopper and seconded by M. Leedy.

Ayes: G. Newton, P. Hopper, B. Bevels, D. Osborne, M. Leedy, M. Simpson

Nays: None

ON motion by D. Osborne and seconded by M. Simpson, the Board unanimously accepted the required communication from the Auditor.

Ayes: G. Newton, P. Hopper, B. Bevels, D. Osborne, M. Leedy, M. Simpson

Nays: None

SECRETARY'S REPORT

- Crossing 1 –100% leased working towards permanent loan conversion in May.
- Crossing 2 – Construction completion expected end of April. Leasing up.
 - The Ribbon Cutting is scheduled for May 8th at 11:00.
- ✓ Hunter Street Update:
 - The update to the Comprehensive Plan was approved allowing for medium density in the Hunter Street area. A meeting is scheduled with David Versel to discuss next steps before submitting the zoning application.
 - Working towards scheduling a community meeting.
- ✓ We have stopped leasing in expectation of the Hunter Street redevelopment.
- ✓ Working on evictions of those households that are not compliant with their lease. We had an incident at Hunter Street with hoarding cats that involved Animal Control, Code Enforcement, Police and Mental Health Services. GHA staff were on site to evaluate the situation.
- ✓ Planning for a Board strategic planning session late summer.



NEW BUSINESS

There being no further business, G. Newton adjourned the meeting.

SEAL

ATTEST:

Secretary to the Board
Beth Brown, Executive Director

