



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, August 21, 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

Melissa Leedy

Michelle Simpson

Absent: Don Osborne

Staff: Beth Brown

Jane Smith

Guests:

Dennis McKeen, Director of Finance, Walton Communities

Shaquota Spradley, Community Manager, Walton Communities

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

MINUTES

Minutes from the last meeting on April 17, 2026, were presented for approval. On Motion made by M. Leedy and seconded by M. Simpson, the minutes were approved.

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

Nays: None

Absent: D. Osborne

FINANCIAL REPORT

Jane Smith presented FY27 budgets for the Norcross Housing Authority and Norcross Housing Corporation. On motion by M. Leedy and seconded by P. Hopper, the budgets were approved. (Resolution FY26 – 01)

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

Nays: None

Absent: D. Osborne



Jane Smith presented the Final Audit of FY26 for approval. On motion by B. Bevel and seconded by M. Simpson, the audit was accepted.

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

Nays: None

Absent: D. Osborne

SECRETARY'S REPORT

- Crossing 1 –100% leased working towards permanent loan conversion in May.
- Crossing 2 – Construction completion expected end of April. Leasing up.

- ✓ Hunter Street Update:
 - Preparing to submit the zoning application
 - Working on funding sources
 - Scheduling an updated appraisal of Nesbit/Autrey

- ✓ We have stopped leasing in expectation of the Hunter Street redevelopment.
- ✓ Working on evictions of those households that are not compliant with their lease.
- ✓ J. Smith gave an update on the financials and organizational structure for the Waltn Crossing redevelopment
- ✓ D. McKeen gave an update on property operations and economics on behalf of Walton Communities

NEW BUSINESS

On motion by M. Leedy and seconded by M. Simpson, the Board approved the anticipated write-offs for FY26. (Resolution FY26 – 02).

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

Nays: None

Absent: D. Osborne



On motion by M. Leedy and second by M. Simpson, the Board approved the meeting dates for FY27 to remain the same. (Resolution FY26 – 03)

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

Nays: None

Absent: D. Osborne

The Board reviewed the Resolution FY26 – 04, a Resolution approving the FY2027 Annual Agency plan update, the Five-Year and Annual Capital Fund, and Revisions to the ACOP. On motion by P. Hopper and seconded by M. Leedy the Resolution was approved.

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

Nays: None

Absent: D. Osborne

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

SEAL

ATTEST:

Secretary to the Board
Beth Brown, Executive Director

