

1 **Housing Authority of Clayton County**  
2 **Facilities Holding Company, LLC Board of**  
3 **Managers Meeting**

4  
5 **February 22, 2022**  
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7 Pursuant to resolution and public notice, the regular meeting of the Housing Authority of Clayton  
8 County Facilities Holding Company, LLC was held at the Housing Authority Board of  
9 Commissioners, ("HACC") was held at 732 Main Street Forest Park, Georgia, Tuesday, February  
10 22, 2022, at 5:30 p.m. The following were present:  
11

12 Members:

13 Dr. Candice Jackson, Chairman  
14 Hilda Myers-Reeves, Vice-Chairman  
15 Denise Zeigler, Secretary/Executive Director  
16 James Fambrough, Treasurer  
17 Rose Hall, Assistant Secretary  
18 Robert Payne, Member  
19

20 Others Present:

21 John Azar – Property Manager  
22 Ken Fekete – Property Manager  
23 Matthew Arrington – Financial Advisor - absent  
24 Kenneth Brown – Attorney (via cell phone)  
25 Vibha Singla – Accountant  
26 Jessica Gillard – Accounting Clerk  
27

28 Chairman Jackson called the meeting to order. Commissioner Payne made a motion to adopt the  
29 agenda and approval the regular minutes. Vice-Chairman Myers-Reeves seconded the motion  
30 and it carried unanimously.  
31

32 Property Manager John Azar

33 Premier Garden updates –

- 34 ✓ 95% occupancy
- 35 ○ Construction: 3 bids were received and a revised bid for  
36 \$2,239,867.00 by GHS construction.
- 37 - 8 months to complete the rebuild of building 15.
- 38 - GHS construction will provide a 30-day performance report.
- 39 - the current building slab will be used in the rebuild.
- 40 - 90% is paid to the construction company upfront.
- 41 - 10% is paid at the end of the rebuild completion.
- 42 - Board will review the final contract agreement.

43 Chairman Jackson made a motion to meet with three contactors and to accept a bid.  
44 Commissioner Fambrough made a motion to approve, and Commissioner Robert seconded the  
45 motion and it carried unanimously.

46  
47 Commissioners vote:

48 Jackson - Aye

49 Myers-Reeves -Aye

50 Fambrough - Aye

51 Hall - Aye

52 Payne - Aye

53

54 Property Manager Kenneth Fekete discussed the financials for January 2022 and answered  
55 questions regarding total income, rental income, operating expenses, debt services, and net  
56 income.

57

- 58 - Comcast offers \$62,000 upfront plus revenue with a 4 to a 5-year contract.
- 59 - Revenue received from Comcast is deposited in the HACC Parent Account.
- 60 - Premier Gardens – Not able to attain Very low-income tenants.
- 61 - Tenant Delinquency report

62

63 Commissioner Payne made a motion to accept extending the current Comcast contract with  
64 Facility Holding (Premier Gardens), and Commissioner Fambrough seconded the motion. It  
65 carried 4:1.

66

67 Commissioners vote:

68 Jackson - Aye

69 Myers-Reeves -Aye

70 Fambrough - Aye

71 Payne - Aye

72 Hall - Nay

73

74 Chairman Jackson asked for a motion to accept the January monthly financials. Commissioner  
75 Payne made a motion to approve, and Commissioner Fambrough seconded the motion and it  
76 carried unanimously.

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78

79 Chairman Jackson asked for a motion to adjourn the meeting. Commissioner Hall made a motion  
80 to approve, and Commissioner Payne seconded the motion and it carried unanimously.

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