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**REGULAR MEETING OF
BOARD OF
COMMISSIONERS
HOUSING AUTHORITY OF CLAYTON
COUNTY**

August 24, 2021

9 Pursuant to resolution and public notice, the regular meeting of the Housing Authority of Clayton
10 County Board of Commissioners, ("HACC") was held at 732 Main Street Forest Park, Georgia
11 30297, Tuesday, August 24, 2021, at 5:45 p.m. The following were present:
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13 Members:

14 Michael Bryant, Chairman
15 Hilda Myers-Reeves, Vice-Chairman
16 Denise Zeigler, Secretary/Executive Director
17 James Fambrough, Treasurer
18 Rose Hall, Assistant Secretary
19 Candice Jackson, Member
20

21 Others Present:

22 Matthew Arrington – Financial Advisor
23 Kenneth Brown – Attorney
24 Vibha Singla – Accountant
25 Jessica Gillard – Accounting Clerk
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27 Chairman Bryant called the meeting to order. Chairman Bryant made a motion to amend the
28 agenda to insert an Executive Session for purposes of legal matters. The Executive Sessions
29 becomes item number 10 on the agenda. Vice-Chairman Hilda Myers-Reeves made a motion to
30 amend the agenda to insert Executive Session. Commissioner Treasurer Fambrough seconded
31 the motion and it carried unanimously.
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33 Chairman Bryant opened the chair for a motion to approve July 27, 2021, regular meeting
34 minutes. Commissioner Asst. Hall made a motion to adopt the regular minutes with no change.
35 Vice-Chairman Hilda Myers-Reeves seconded the motion and it carried unanimously.
36

37 Vibha Present the July Financials statement:
38

- 39 - No Bonds fees: collected.
40 - Audit fees: HACC
41 - 7201 - Building Improvements Assets:
42 - 246,898.00 Covid Account.
43

44 Commissioner Jackson asked if the HACC building is paid for; Chairman Bryant answer yes
45 debt-free.
46

1 Chairman Bryant ask for a motion to accept July 2021 monthly financials. Commissioner Asst.
2 Secretary Hall made a motion to approve and Commissioner Treasurer Fambrough seconded the
3 motion and it carried unanimously.
4

5 Attorney Brown:

- 6 - (1) Relates to Executive Session.
- 7 - Potential transaction: Tara Lake – LURA
- 8 - HACC AH NPI – Opening Bank Account.
- 9 - Transfer deposits into the HACC account.
- 10 - Attorney Brown/ Chairman Bryant stated it was ok for the ED to open the HACC AH
11 NPI account.

12
13 Financial Advisor Matthew Arrington –

- 14 - Mt. Zion Flats and Villas – Closed.
- 15 - HACC should receive a one-time issuer fee at closing of \$32,000 another fee of \$ 70,000
- 16 - The Board purchased the property on behalf of the developer for \$2.6 million-plus and
17 charge the developers a one-time fee of \$100,000 for doing so.
- 18 - \$2.6 million should return to HACC,
- 19 - Open a new account HACC AH NPI and deposit \$100,000
- 20 - Suggest Annual and June meetings for HACC AH NPI.

21
22 Chairman Bryant:

23 -ED and I met with Forest Park and identify 14 properties within Forest Park city limits.
24 -HACC could use some of \$2.6 million to start the HACC homeowner program, and the curb
25 appeal program and increase what we are doing with HUD. Commissioner Hall made a statement
26 last meeting about helping people with rental and utility assistance. If HACC wants to keep the
27 same programs such as COVID it could be earmarked in the budget and deducted from the 2.6
28 million if we want to do that. HACC has the flexibility to use the funds that will be best to serve
29 the residents of the county or park it back in Georgia -1 funds.

30
31 Through the American Rescue Plan, \$4,000,000 is a collaboration between HACC and Clayton
32 County Community Development. Give HACC the ability to work together and increase our
33 services. Commissioner Jackson expresses great concern about HACC spreading the services
34 throughout the county.
35

36 Commissioner Hall asked about Land Bank properties.
37

38 Executive Director –what are we going to do with the Heritage CD’s accounts 5100/5200 and
39 the Facility reserve account?
40

- 41 -Please review the land Bank listing and provide feedback.
- 42 -Draft of the Emergency Rental Assistance Policy and Procedures.
- 43 -New HUG program flyer.
- 44 -HUG program to date spent \$149,688.00
- 45 -COVID Program spend \$40,000 in July 2021.

46
47 Commissioner Jackson spoke briefly on the HACC Marketing for 2022; a line item for next

1 year's budget.

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3 Chairman Bryant made a motion to move into an Executive Sessions. Commissioner Jackson
4 motion to move into Executive Session. Commissioner Treasurer Fambrough seconded the
5 motion and it carried unanimously.

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7 Chairman Bryant made a motion to adjourn the meeting. Commissioner Assistant Secretary Hall
8 motion to adjourn, Commissioner Jackson seconded the motion and it carried unanimously.