

RESCHEDULED REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
June 9, 2026

The Board of Commissioners of the Housing Authority of Savannah met in rescheduled regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building B Community Room beginning at approximately 2:30 p.m. on Tuesday, June 9, 2026. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present: Dr. M. Ann Levett, Chairwoman
 Edward Gresham, Vice Chairman
 Michael Holland
 Happi Peavey-Guzman
 Dr. Kenneth Zapp

Absent: None

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Resident Services Kristin Hopkins-Graham, Interim Director of Property Management Selena Kelly, Director of Real Estate Development and Preservation Dr. Jesseca Lightbourne, Management Analyst Tammy Brawner, Lead Section 8 Case Manager Sheila Green, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Attorneys Bill Broker and David Sunshine Hamburger of Georgia Legal Services and two other community members were also in attendance.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the May 13, 2026 Regular Meeting, May 19, 2026 Special Meeting, and May 19, 2026 Postponed Annual Meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Holland seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Evette Hester delivered her report to the Commissioners. Executive Report highlights included:

- The Board of Commissioners regular meeting date for the month of November falls on Veterans Day, when Authority offices will be closed. In the coming days, Commissioners will be polled for an alternative date.
- Ms. Hester provided a report on Yamacraw Village. Fourteen statements of qualifications for master developer of the site were received and eight interviews were recently held. Next step will be site visits of the top-rated firms to view products that have developed at other cities.
- Ms. Hester spoke about a recent Yamacraw Village resident community meeting and expressed residents' concerns about lack of movement on the demolition application. Commissioner Gresham inquired about those concerns and the desires of the Yamacraw Village Residents Council versus the Yamacraw Village community overall. A conversation followed between Commissioners and staff.
- A HUD team will be visiting HAS on June 15-18, 2026 to conduct a review.
- HAS was recently awarded a competitive Resident Opportunities and Self-Sufficiency (ROSS) program grant. The grant will allow HAS to hire a coordinator to work with families to become economically self-sufficient and increase their earned income.
- The Housing Authority's Ignite Scholars youth group were recently invited to sing "God Bless America" at the Savannah Steel Game. Ms. Hopkins-Graham shared about the experience. Dr. Levett was also in attendance. The vocal recording was shared, and everyone expressed their delight in these young people and this opportunity to shine.

At the conclusion of the report, Chairwoman Levett thanked Ms. Hester and asked for comments from the Commissioners. Commissioner Zapp asked that there be a public comment period at the next meeting.

EXECUTIVE SESSION

At approximately 12:50 p.m., Commissioner Gresham made a motion, seconded by Commissioner Peavey-Guzman, to enter Executive Session to discuss a personnel matter. Community member Miranda Brawner interrupted the meeting as the public exited the open session, standing in front of the Commissioners making demands regarding the Yamacraw Village Residents Council, before the room was cleared.

The affidavit of Chairwoman Dr. M. Ann Levett, the presiding officer, is attached to these minutes and made a part hereof. At 3:11 p.m., the Board of Commissioners returned to open session.

COMMENTS FROM COMMISSIONERS

Commissioner Zapp reiterated his request for a public comment period at Board meetings. Chairwoman Levett stated that the public can always submit comments to the Board of Commissioners for consideration, but to change current the agenda format would require a more formal process that the counsel is currently creating for review and adoption by the full Board. Commissioner Zapp expresses his view that this is an urgent matter.

Commissioner Gresham articulated his belief that the Board has always been available and open to discussion with community members. The Chairwoman repeated the need and responsibility for public meetings to have a formal structure, which will soon come to the Board for consideration, while also acknowledging there are multiple avenues for the Board to hear from the community more informally.

There being no further business, the Chairwoman called for a motion to close the meeting. The motion to close was made by Commissioner Gresham and seconded by Commissioner Holland. The Chairwoman adjourned the meeting at 3:18 p.m.



Secretary

ATTEST:


Chairwoman

Approval Date: August 12, 2026

STATE OF GEORGIA)
COUNTY OF CHATHAM)

AFFIDAVIT

PERSONALLY appeared before the undersigned attesting officer, duly authorized to administer oaths, Dr. M. Ann Levett, who after being duly sworn, deposes, and on oath states the following:

(1) I was the presiding officer of a duly noticed meeting of the Housing Authority of Savannah held on June 9, 2026.

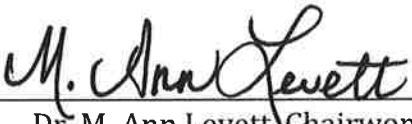
(2) That it is my understanding that O.C.G.A. §50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

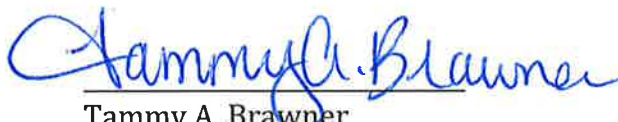
(3) A portion of the meeting held on June 9, 2026 was closed for discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as authorized pursuant to O.C.G.A. §50-14-3(6)(b)(2).

(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) that such an affidavit be executed.

This 12th day of August, 2026


Dr. M. Ann Levett, Chairwoman
Housing Authority of Savannah

Sworn to and subscribed before me
This 12th day of August, 2026


Tammy A. Brawner
Notary Public

