

REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
December 10, 2024

The Board of Commissioners of the Housing Authority of Savannah met in regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Board Room beginning at 12:15 p.m. on Tuesday, December 10, 2024. 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
 Darrel Daise
 Happi Peavey-Guzman

Absent: Michael Holland

Also present were Executive Director Evette Hester, Director of Finance Robert Faircloth, Director of Human Resources Shannell Hardwick, Director of Asset Management Rafaella Nutini, Management Analyst Tammy Brawner, Lead Section 8 Case Manager Sandy Glicken, Public Housing Family Self-Sufficiency Coordinator Paprice Simmons, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Publisher Eric Curl of *Savannah Agenda*, and Attorney David Sunshine Hamburger of Georgia Legal Services were also in attendance.

The Chairwoman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the November 12, 2024 regular meeting; Resident Services Report; Asset and Property Management Report; Assisted Housing Programs Report; and Financial Report. Commissioner Gresham made a motion to approve the consent agenda. Commissioner Daise seconded the motion and it passed unanimously.

ADOPTION OF RESOLUTION FOR FUTURE PARTNERSHIP WITH PACES PRESERVATION PARTNERS, LLC

Director of Asset Management Rafaella Nutini gave a presentation to the Board of Commissioners regarding a future partnership with Paces Preservation Partners, LLC who submitted a proposal to HAS for the development of eighty-six affordable housing units for seniors on the vacant Edgar Blackshear Homes sites, which encompasses approximately five acres. Of the eighty-six units, thirty are forecasted to be placed under the Faircloth-to-RAD program, as a set-aside for seniors who meet HUD's definition of very low income.

Ms. Nutini indicated that 9% Low Income Housing Tax Credits (LIHTC) are anticipated to be the main funding source for the development, with an application expected to be submitted to the Georgia Department of Community Affairs in May 2025. For formalizing its engagement with Paces, HAS is requesting Board authorization for the Executive Director to negotiate terms of a Development Agreement with Paces Preservation Partners, LLC, and to submit to HUD a Notice of Anticipated RAD Rents (NARR) request with the purpose of reserving RAD conversion authority for the development of Faircloth-to-RAD units.

A discussion followed with Executive Director Evette Hester and Ms. Nutini addressing questions from the Commissioners and the public. The discussion covered such topics as expected accessibility and sustainability features; the need for an elevator and back-up power source for the senior building; and the LIHTC period of required affordability and Land Use Restrictive Agreement for the development.

Following the discussion, Commissioner Peavey-Guzman made a motion, seconded by Commissioner Daise, to adopt Board Resolution 12-24-01. The motion carried unanimously, and the resolution immediately follows the minutes.

ADOPTION OF REVISED PERSONNEL POLICY

Director of Human Resources Shannell Hardwick addressed the Board regarding a proposed change to the *HAS Personnel Policy*. Ms. Hardwick stated that the policy change would be the inclusion of an additional category of "Temporary Appointment Employee." Commissioner Gresham made a motion, seconded by Commissioner Daise, to adopt Board Resolution No. 12-24-02, approving revisions to the current Personnel Policy. The motion passed unanimously, and the resolution follows these minutes.

ADOPTION OF RESOLUTION TO UPDATE BANKING AND FINANCIAL SIGNATORIES

Director of Finance Robert Faircloth explained that due to the transition to new HAS leadership, Corporate Resolutions and Certificates of Incumbency for Officers of the Housing Authority of Savannah, along with signatory updates to various accounts with other financial institutions are necessary. Commissioner Daise moved to adopt Board Resolution 12-24-03. The motion was seconded by Commissioner Gresham and carried unanimously. The resolution follows these minutes.

EXECUTIVE DIRECTOR'S REPORT

Ms. Hester opened her report by expressing appreciation for her new role as Executive Director of the Housing Authority of Savannah and conveyed her optimism in continuing and building new partnerships in the service of the Housing Authority's residents and the Savannah community. Ms. Hester also thanked the Board and staff for their support. Report highlights included:

- 2025 will bring the arrival of new HUD Secretary Scott Turner.
- A request was made for Attorney Braun to research the possibility of recording future Board of Commissioners meetings.
- The positions of Director of Property Management and Director of Assisted Housing Programs are both currently vacant. There is a high priority to fill these key leadership positions and interviews are taking place over the next two weeks.
- Ms. Hester invited Ms. Nutini to give a briefing on the Early Learning Center groundbreaking ceremony held December 3, 2024.
- Ms. Hester closed her report by expressing her commitment and focus on the future redevelopment of Yamacraw Village and moving that process forward to a successful outcome for its residents and Savannah as a whole.

COMMENTS FROM COMMISSIONERS

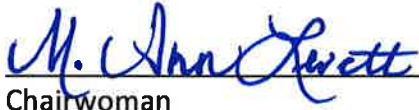
Chairwoman Levett offered the Board's support and appreciation to Ms. Hester. She recognized the wealth of knowledge, leadership, and experience that she is bringing to this role.

There being no further business, the Chairwoman adjourned the meeting at 1:18 p.m.



Secretary

ATTEST:



Chairwoman

Approval Date: January 14, 2025