

**Minutes of  
Housing Authority of the City of College Park  
Regular Monthly Meeting  
January 24, 2019**

**Present:** Chairperson, John Moore; Vice Chairperson, Robert Catlin; Commissioners, James McFadden, Carl Patterson, and Arelis Perez; Executive Director, James Simpson; Guest, Eric Brown; Residents of Attick Towers

**I. Roll Call:**

Mr. Moore opened the meeting at 2:09 p.m. All Commissioners were present.

**II. Comments-Resident Council:**

Chauncey Taylor, Resident Council President discussed several issues of concern, i.e. work with 62 years under, mental issues of some residents, and disturbances.

**III. Comments-Tenants and General Public:**

- A resident suggested that a close relative can be called in cases where residents are not cooperative and inquired when the new nominating process will be posted. The resident discussed the possibility that the voucher program could be beneficial to the building.

Mr. Simpson introduced Eric Brown. Mr. Brown discussed various issues on HUD's repositioning proposal, i.e.

- Three ways housing authorities receive funding - operating subsidy, capital fund subsidy, rent
- HUD wants to move away from these funding methods
- By September 2019 HUD plans to have 105,000 housing unit repositioned
- Four funding options HUD is offering housing authorities – RAD (Rental Assistance Demonstration), Voluntary Conversion, Demolition/Deposal, Retention of Assets after a Declaration of Trust (DOT) release
- Things housing authorities should consider (state of property, goals, capacity to undertake, when to move forward, and the next step)
- Tenant base vouchers
- Project base vouchers
- Congress provides funding to HUD for the voucher program
- Consequences for housing authorities who do not comply with the repositioning
- CVR Associates
- Difficulty of renting out the efficiencies at Attick Towers
- Legal counseling
- Hiring a consultant

**IV. Chairman's Report:**

None.

**V. Agenda Changes:**

The Board requested that "Report of the PHADA Conference" be added to New Business.

**VI. Review and Approval of Financial Report:**

The Board reviewed/discussed the November 2018 and December 2018 financial and bank statements. A motion was made by Mr. Patterson and seconded by Ms. Perez to approve the November and December financial reports, as submitted. Robert Catlin, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 4-0.

**VII. Decision & Approval of Minutes from the Regular Monthly meeting held on November 15, 2018 and the December 20, 2018:**

The Board reviewed/discussed the minutes from the regular monthly meeting held on November 15, 2018. A motion was made by Mr. McFadden and seconded by Ms. Perez to approve the November 15, 2018 minutes, as submitted. Robert Catlin, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 4-0.

The Board reviewed/discussed the minutes from the regular monthly meeting held on December 20, 2018. There were several minor corrections. A motion was made by Ms. Perez and seconded by Mr. Patterson to approve the December 20, 2018 minutes, as amended. Robert Catlin, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 4-0.

**VIII. Executive Directors Report:**

Mr. Simpson stated Merry Christmas and Happy New Year to everyone. Mr. Simpson discussed various issues, i.e.

- HUD website shutdown
- Death of a resident (Bio hazard treatment had to be done)
- Resident was admitted to the hospital/rehab will not be returning to Attick Towers
- Waiting for the T-Mobile check
- Application admittance period closes next Tuesday, January 29th
- Working on the lead paint issue
- Physical Needs Assessment (American Property Assessment)
- Resident Council election scheduled for next week
- Roach infestation being worked on
- Bed bug infestation
- RFP for unarmed security services

**IX. Old Business:**

1. SECU: The Vice Chairperson, Robert Catlin needs to be added to the Sun Trust accounts, and the new accounts at SECU can then be opened.

2. T-Mobile: The Board discussed not receiving the funds that were to be appropriated per the contract agreement. It was suggested that a resolution and deadline be established concerning T-Mobile providing the agreed upon funds, and if the funds are not submitted by the end of January the Board should consider resending the contract. A motion was made by James McFadden and seconded by Arelis Perez that the HACCP issue a deadline to T-Mobile, that if the agreed upon funds are not submitted by January 31, 2019 the Board will withdraw the agreement to allow T-Mobile to install the antennae on the roof of Attick Towers. Robert Catlin, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 4-0.

**X. New Business:**

- 1) Approval of invoices over \$2,000.00: None
- 2) Report of the PHADA Conference: The Board discussed various issues discussed at the PHADA conference, i.e.
  - New Commissioners orientation
  - Rolls and responsibilities of Commissioners
  - Financial responsibilities
  - Change of HCVP
  - Developing a non-profit
  - Business cards
  - Technology
  - Business development and education
  - Website
  - Magazine (Advocate)
  - Rotation of Officers

**XI. Resident Comments:**

- A resident suggested that the repositioning policies should not be discussed at the Resident Council meeting.
- A resident discussed roaches coming from under their refrigerator and suggested a white paste roach repellent could be utilized.

**XII. Commissioner Comments:**

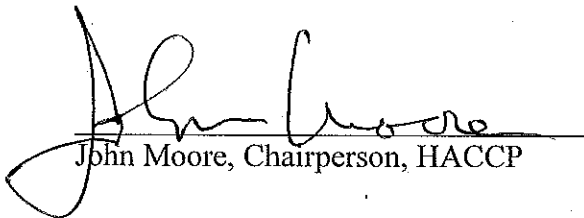
- Mr. Patterson discussed the Mayor and Councils acquisition letter of Rhode Island Ave. right away. If approved, the City would be taking over ownership of the proposed road way. The State currently has ownership. He discussed the Sunday Family Fun Bowling Day
- Mr. Catlin discussed Cruz Development is working on a detailed site plan to build the building near the fire station. They have decided to utilize 30% tax credits instead of the 90% competitive tax credits.

**XIII. Agenda items for the next meeting...Next Meeting: February 28, 2019:**

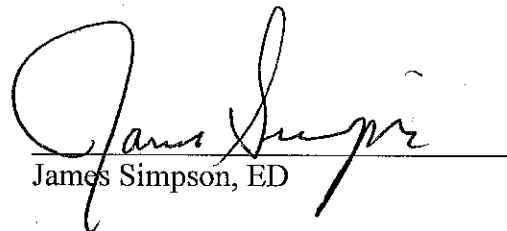
- HUD Repositioning
- Long term goals of the HACCP

**XIV. Adjournment: Executive Session:**

A motion was made by Mr. Patterson and seconded by Mr. McFadden to adjourn the regular monthly meeting and go into executive session. Robert Catlin, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 4-0. The regular monthly meeting was adjourned at 4:12 p.m.



John Moore, Chairperson, HACCP



James Simpson, ED

**Minutes of  
Housing Authority of the City of College Park  
Executive Session  
January 24, 2019**

**Present:** Chairperson, John Moore; Vice Chairperson, Robert Catlin;  
Commissioners, James McFadden, Carl Patterson, and Arelis Perez;  
Executive Director, James Simpson;

**I. Roll Call:**

Mr. Moore opened the meeting at 4:13 p.m. All Commissioners were present.

**II. Executive Director Search:**

Mr. Simpson informed the Board that he has been talking with Carrie Blackburn-Riley, attorney. Ms. Riley is interested in conducting the Executive Director search for the HACCP. Ms. Riley is working on a tentative job description. Ms. Riley will begin interviews and suggests that an applicant can be identified and begin by late May 2019. The Board requested that Ms. Riley come to the next meeting.

**III. Court Proceedings:**

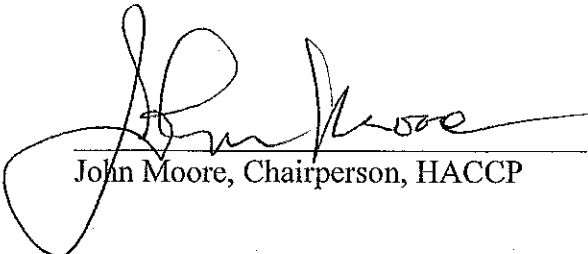
Mr. Simpson stated that he went to court on January 4, 2019 concerning a resident. The court order noted that the residents request to void his payment of owed rent has been denied. The owed rent equals \$7,000.

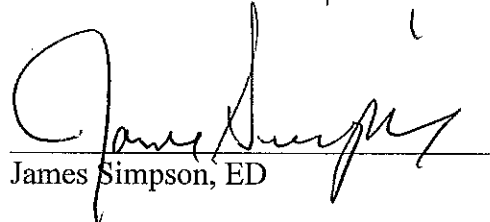
**IV. Resident Issue:**

Mr. Simpson discussed a resident stopping people and asking for money. The resident is intimidating. The Board recommended that City staff and Family Services assist, and council the individual.

**V. Adjournment: Executive Session:**

A motion was made by Ms. Perez and seconded by Mr. Patterson to adjourn the executive session. Robert Catlin, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 4-0. The executive session was adjourned at 4:27 p.m.

  
John Moore, Chairperson, HACCP

  
James Simpson, ED