

**Minutes of
Housing Authority of the City of College Park
Regular Monthly Meeting
May 23, 2019**

Present: Chairperson, John Moore; Commissioners, James McFadden, Carl Patterson, and Arelis Perez; Executive Director, James Simpson; Guest, John B. Cruz III, Armond McCoy (Cruz Developers); Residents of Attack Towers

I. Roll Call:

Mr. Moore opened the meeting at 2:00 p.m. All Commissioners were present, except for Robert Catlin.

Cruz Developers: Mr. McCoy discussed various issues concerning the building scheduled to be built across the street from Attick Towers, i.e.

- Permit process
- Submitted storm water management plan
- Submitting detail site plan in July
- 80 units in the building
- No zoning variances
- Target construction date is scheduled next May
- 20 one bedrooms renting for approximately \$942, 56 two bedrooms renting for approximately \$1250-\$1300, 4 three bedrooms renting for approximately \$1500, rents include utilities.
- Lottery process to determine renters and there will be advertising
- Annual compliance review
- Applying for P.G. County funds
- Tax credit program
- PILOT program with City of College Park
- 128 parking spaces
- Building is 6 ½ stories tall

Mr. Simpson discussed the update of the HACCP, concerning HUD starting a program called repositioning. RAD may be the best option in which there will be renovations in conjunction with a development partner. The HACCP are interested in firms working in the College Park area. The application process will begin sometime this year. Mr. McCoy provided the Board with a document (RAD & PHA repositioning options). The Board reviewed/discussed this document.

II. Comments-Resident Council:

Mr. Simpson introduced the newly elected officers of the Resident Council,

- Chauncey Taylor, President
- Betsy Lynn, Vice President
- Ms. Spotswood, Secretary
- No elected Treasurer, Mr. Simpson will continue roll as.
- Revenue obtained by the laundry machines will be split with the Resident Council
- A resident council member discussed the rules concerning the park in the back, recycling bins, trash chutes, problems with bugs, mop and buckets, and parking lot.

III. Comments-Tenants and General Public:

- Monroe Dennis, City Councilperson discussed the resident council becoming active and getting more involved with various things available in the city. Replacement of the karaoke machine.
- A resident discussed the last City Council meeting. The meetings are broad cast on cable.
- A resident discussed the hazard of a dead tree out front.

IV. Chairman's Report:

None.

V. Agenda Changes: Cruz develop for discussion

A motion was made by Mr. Patterson and seconded by Ms. Perez to approve the agenda, as submitted. James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

VI. Review and Approval of Financial Report:

The Board reviewed/discussed two months of financial reports and bank statements. A motion was made by Ms. Perez and seconded by Mr. Patterson to approve the financial reports for March and April 2019, as submitted. James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

The Board reviewed/discussed the contract with T-Mobile. A motion was made by Mr. Patterson and seconded by Ms. Perez to notify T-Mobile, and advise them that the Board requires a decision on the continuance of the contract and agreements noted, or the HACCP will be revoking the contract as of the date determined, after Mr. Simpson reviews the contract. James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

VII. Decision & Approval of Minutes from the Regular Monthly meeting and the Executive Session held on March 21, 2019:

The Board reviewed/discussed the minutes from the regular monthly meeting and the executive session held on March 21, 2019. A motion was made by Mr. Patterson and seconded by Mr. McFadden to approve the minutes from the regular monthly meeting and the executive session held on March 21, 2019, as submitted. James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

VIII. Executive Directors Report:

Mr. Simpson discussed various issues, i.e.

- Lead paint: Received approval from the State, and the \$25 per unit fee was waived.
- City annual inspection: Attick Towers did not pass because GFI plugs are not installed. The plugs are required to be installed by the next inspection in February.
- Physical needs assessment: Reviewed report
- PHADA Conference: Repositioning plans
- Land from city: site plan and flood plain
- Contracted firm: Online Evictions to handle evictions at Attick Towers.
- Mr. Patterson; Blue Line Security will start June 1, 2019
- Notice from HUD concerning assistance for the repositioning process

IX. Old Business:

1. Repositioning: Previously discussed.

X. New Business:

- 1) Approval of invoices over \$2,000.00:

- a. Barbacane & Thornton: The Board reviewed/discussed an invoice submitted by Barbacane & Thornton the auditors for \$5400.00.
- b. Gilson Software: The Board reviewed/discussed an invoice submitted by Gilson Software for \$2570.74.

A motion was made by Ms. Perez and seconded by Mr. Patterson to approve the two invoices submitted that are over \$2,000.00. James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

XI. Resident Comments:

- A resident inquired about the availability of the HACCP minutes.
- A resident discussed the procedures for a tornado watch.

XII. Commissioner Comments:

- Mr. Patterson discussed the Youth Family Services. Ms. Peggy Higgins will be retiring

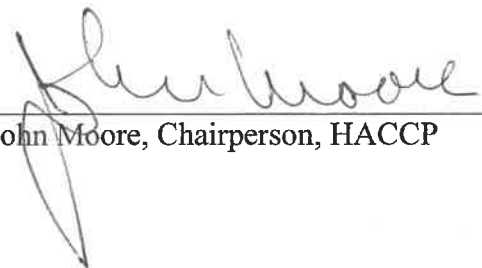
- Mr. Moore discussed the City calling on him to serve another 5 years. Mr. Moore noted he will be declining that offer because of age.
- The Board gave their condolences for the passing of Mr. Moore's family member.

XIII. Agenda items for the next meeting.... Next Meeting: June 27, 2019:

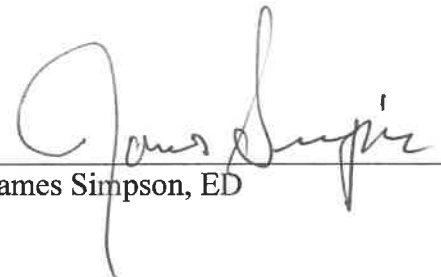
- Minutes accessibility

XIV. Adjournment: Executive Session:

A motion was made by Ms. Perez and seconded by Mr. Patterson to adjourn the regular monthly meeting and go into executive session, James McFadden, Carl Patterson, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.



John Moore, Chairperson, HACCP



James Simpson, ED