

Housing Authority of the City of College Park



Board Minutes

Regular Monthly Meeting

Teleconference

May 25, 2022

Present:

Chairperson, Arelis Perez;
Commissioners, Theresa Keeler, and Betsy Lynn;
Executive Director, Michelle Johnson;
Property Manager, Cheryl Gleason;
ROSS Coordinator, Mia Greene;
Residents of Attick Towers, Elizabeth Norman;

I. Roll Call:

Ms. Perez opened the meeting at 10:14 a.m. All Commissioners were present except for James McFadden, and Robert Catlin. The Board does have a quorum.

II. Agenda Changes:

The Board reviewed/discussed the agenda of May 25, 2022. Ms. Johnson requested that minutes from the special meeting of April 12, 2022 and T-Mobile be added to the agenda. A motion was made by Ms. Perez and seconded by Ms. Lynn to approve the agenda, as amended. Theresa Keeler, Betsy Lynn, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

III. Comments-Resident Council:

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None.

IV. Comments-Tenants and General Public:

- Ms. Norman discussed issues concerning her certified check that was returned.
- Ms. Lynn noted that Mr. Patterson and several residents stated the anniversary celebration was nice.

V. Chairman's Report:

Ms. Perez discussed several issues, i.e.:

- Email sent noting the passing of Delegate Lehman's mother on May 24, 2022. Delegate Lehman's email and personal address is provided in the email, if anyone wishes to send their condolences.
- Mayor and Council meeting scheduled for June 7, 2022. Maryland Park and Planning, and the AARP consultant will be assisting with the Livability Work Group presentation. Everyone is encouraged to attend.
- The tree company will be performing work on several trees at Attick Towers.

VI. Review and Approval of Financial Report:

The Board reviewed/discussed the Housing Authority financial reports (check registry, reconciliation summary, bank accounts, and unaudited accountant report) of April 30, 2022. A motion was made by Ms. Perez and seconded by Ms. Keeler to approve the financial reports of April 30, 2022, as submitted. Theresa Keeler, Betsy Lynn, 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 Special meeting held on April 12, 2022 and the Regular Monthly meeting held on April 28, 2022:

The Board reviewed/discussed the minutes from the special meeting held on April 12, 2022. A motion was made by Ms. Perez and seconded by Ms. Lynn to approve the special meeting minutes from April 12, 2022, as submitted. Theresa Keeler, Betsy Lynn, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

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The Board reviewed/discussed the minutes from the regular monthly meeting held on April 28, 2022. There was one minor correction. A motion was made by Ms. Perez and seconded by Ms. Keeler to approve the regular monthly meeting minutes from April 28, 2022, as amended. Theresa Keeler, Betsy Lynn, and Arelis Perez voted for the motion. The motion was unanimously approved by a vote of 3-0.

VIII. Executive Directors Report:

1) T-Mobile: The T-Mobile account has been put on hold until further notice, because of issues concerning the merger of T-Mobile and Sprint.

2) Repositioning: The Board discussed receiving the RAD certification. The Board discussed the desire to receive the obsolescence certification, that would allow the HACCP to receive the maximum number of vouchers for Attick Towers. An asbestos, molding, mechanical, engineering, and plumbing report will be completed to assist with receiving the obsolescence certification.

3) Property Updates: Cheryl Gleason discussed several issues, i.e.:

- The construction on the first floor is 95% completed
- Problems with the chiller were repaired on Saturday.
- Leasing of two units in May. Two more units being prepared for leasing. Fourteen units left to be leased.
- Parking lot restriping proposal approved. Work to begin soon.

4) ROSS Grant Coordinator: Mia Greene discussed several issues, i.e.:

- Transportation activities
- Capital Fund Food Bank delivery
- Garden cleanup- volunteers from the University of Maryland
- Resident walk
- Health Awareness/50 Year Anniversary of Attick Towers Event – Reviewed photos
- Thanked the Board members, staff, and volunteers for their help with the Health Awareness event.

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IX. Old Business:

None.

X. New Business:

1) Approval of invoices over \$4,000:

None.

XI. Resident Comments:

- Ms. Lynn discussed concerns of new faces coming in and out of the building. She also discussed concerns of the laundry facility having problems every month, and inquired about the maintenance contract.

XII. Commissioner Comment:

- Ms. Keeler stated the celebrations were great and thanked everyone. She also discussed a nationwide uptick in suicides, and noted there is a new emergency number starting in July.

- Ms. Lynn suggested adding to the agenda report a tenant fund statement and summary of expenditures concerning the tenant funds.

XIII. Agenda items for the next meeting... Next Meeting: June 23, 2022:

None.

XIV. Adjournment of Regular Session:

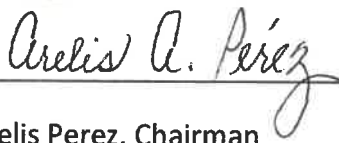
A motion was made by Ms. Perez and seconded by Ms. Keeler to adjourn the regular monthly meeting of May 25, 2022. Theresa Keeler, Betsy Lynn, and Arelis Perez voted for this motion. The motion was unanimously approved by a vote of 3-0. The Board adjourned the regular monthly meeting held on May 25, 2022 at 11:21 a.m.

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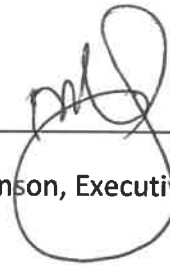


XV. Executive Session:

None.



Arelis Perez, Chairman



Michelle Johnson, Executive Director