

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC
January 17, 2019

The Board of Commissioners of The Housing Authority of the City of Columbia, SC convened on Thursday, January 17, 2019 at 4:40 p.m. in the CHA Board Room.

The Chairperson called the meeting to order and upon roll call, those present and absent for the Housing Authority of the City of Columbia were as follows:

PRESENT: Bobby D. Gist, Chairperson
Ernest Cromartie, III, Commissioner
Alexena Furgess, Commissioner (joined the meeting at 5:25 p.m.)
George Green, Commissioner
Selena Pickens, Commissioner
Jennifer Rubin, Commissioner (via phone)
Bessie Watson, Commissioner
Gilbert Walker, Executive Director
Ed Eubanks, Legal Counsel

STAFF: Howard Thomas, Melanie Baker, Donna Gilbert, Ramonda Pollard, Lee McRoberts, Cindy Godbey

VISITORS: Phillipe Lindsey, Tommy Barton

Mr. Gist called the meeting to order at 4:40 pm and Mr. Green opened with a prayer.

Upon motion of Mr. Green, seconded by Mrs. Watson, the minutes of the November 15, 2018 meeting were unanimously approved.

Mr. Walker introduced Tommy Barton and asked him to present the 2018 financial audit. Mr. Barton stated that while the audit is complete, it is marked "DRAFT" as HUD is currently closed due to the partial shutdown and must be audited by HUD and REAC staff before the "DRAFT" designation can be removed.

Mr. Barton stated that the audit went well and directed Commissioners to specific pages for figures on net position, assets and liabilities. There was a general discussion regarding the improvement over last year's findings of 4 issues to this year's single finding relating to adjustments that had to be made on the general ledger. Mr. Barton also directed the Commissioners to review the Management Letter for several issues that did not meet the criteria of a finding but needed to be communicated to staff. Mrs. Watson thanked staff and Mr. Barton for their efforts and made the recommendation to Mr. Walker that a credit risk policy be adopted by the Authority.

Mr. Walker stated that all bills are current and communication is good throughout the Authority.

Mr. Walker gave the Secretary Treasurer's report and gave an update on the Government shutdown. No problems have been experienced yet; funding was received on schedule for January. February funding is in place and will be delivered as usual, if the shutdown goes beyond February, it is unclear how staff will proceed. Additional updates will be provided as the situation progresses.

Mr. Walker gave an update on the Commercial Site. Staff learned that Honor Capital planned to close the Save A Lot location several weeks ago. After receiving feedback from the community and City officials, staff began developing a plan to find options to keep the location open. Attorneys on both sides composed an agreement that has been put into place between CHAD and the Honor Capital group for CHAD to operate under the Honor Capital licenses while staff works through the process of having those set up in CHAD's name. Community support will be crucial to keeping the store open and marketing efforts are being examined now to help the store succeed. Mr. Walker said that he will be working with the Foodshare Program as they have not been paying rent for the space they occupy within the grocery store and that will need to be addressed.

There was a general discussion regarding a long term plan for the location. Ms. Pickens and Mrs. Rubin voiced support for the store but expressed concern over CHAD operating it. They said that staff should be trying to locate another operator as soon as possible.

Mr. Walker stated that the CHAD Board had approved a Resolution at their meeting held earlier today authorizing an account to be established at Allsouth Federal Credit Union for the grocery store. Mr. Walker asked the CHA Board to affirm that CHAD action. Upon motion of Mrs. Furgess, seconded by Ms. Pickens, it was unanimously approved.

Mr. Walker gave an update on the Tax Credit units. All communities continue to do well and minimal vacancies. Work has begun on the Lorick Place site; updates will be provided as progress is made, completion is expected by the end of the year.

Mr. Walker gave an update on Gonzales Gardens. Construction is underway on the next 8 homeownership units on the site. The current partial shutdown of the federal government is holding up the award notice for the Choice Neighborhoods grant. Staff is exploring ways to cover the current funding gap and is still waiting on a firm commitment from the City for funds they pledged towards the project. Ms. Baker stated First Citizens Bank requires a Resolution to open the previously approved \$2 million dollar line of credit to fund site work and infrastructure costs, upon motion of Mrs. Rubin, seconded by Mrs. Watson it was unanimously approved and will be known as Resolution 650.

Mr. Walker requested approval to move the April 18, 2019 meeting to April 11, 2019 in order to accommodate timely submission of the Annual Plan and Public Hearing. Upon motion of Mrs. Watson, seconded by Mrs. Rubin it was unanimously approved.

Mr. Walker gave the Committees Report.

Development Committee: Mr. Walker stated that he has identified 32 units on Schoolhouse Road that can be acquired for \$25.5k per unit. The units have been under the mod

rehab program and occupied. Mr. Walker said that once the Authority owns the units, staff will be able to focus on cleaning up the area and addressing crime within the complex. Upon motion of Mrs. Rubin, seconded by Mrs. Watson it was unanimously approved to move forward with the acquisition.

Finance Committee: There was general discussion regarding the finding in the audit. Mr. Walker said that he does not anticipate it being repeated on next year's report.

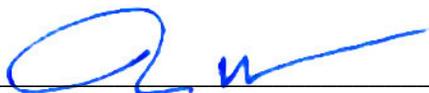
Human Services Committee: No report.

Mr. Walker requested approval to award contracts for kitchen and bath remodels at Fontaine Place, Archie Drive and Fountain Lake Court to Bent Pine Construction. Bent Pine was the apparent low bidder on all three jobs and have completed work for the Authority in the past. Upon motion of Ms. Pickens, seconded by Mr. Green it was unanimously approved to award the contracts to Bent Pine Construction.

Mr. Walker gave a briefing on the deaths of 2 Allen Benedict Court resident that were found in the J building earlier today. The Columbia Fire Department (CFD) and Columbia Police Department (CPD) are investigating. Staff was notified on the scene that trace amounts of carbon monoxide were discovered.

Mrs. Pollard gave the Operations Report for the Housing Choice Voucher program. An large orientation was held yesterday and vouchers were issued to regular program participants and VASH participants.

There being no further business, it was unanimously decided to end the meeting at 6:15 pm.


Secretary

APPROVED: 