

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH**

May 8, 2019

The Board of Commissioners of the Housing Authority of Savannah met in special session at approximately 12:00 p.m., Wednesday, May 8, 2019, at the HAS offices located at 1407 Wheaton Street. The purpose of the session was a follow-up session to the workshop regarding the East Savannah Gateway. Those present and absent were as follows:

Present: Wanda Parrish, Chairman
 Bobby Lockett, Vice Chairman
 Ron Scalf
 G. Lind Taylor

Absent: Thomas Henry

Also present were: Executive Director Earline Wesley Davis, Director of Development Services Ken Clark, Director of Human Resources Shaundese Duncan, Director of Finance Robert Faircloth, Director of Resident Services Yolanda Fontaine, Director of Facilities Management Robert Marshall, Management Analyst Tammy Brawner, and Real Estate Analyst Rafaella Nutini. Attorney Dana Braun of Ellis, Rattarree, Painter & Adams, LLP was also in attendance.

ADOPTION OF BOARD RESOLUTION AUTHORIZING ACQUISITION OF LAND FOR RIVER POINTE II, PHASE II

Director of Development Services Ken Clark stated that the process discussed at the April 19, 2019 workshop for the development of mixed-income housing on portions of the former Blackshear site between Stirling Street and Pounder Street on the northeast side of Wheaton Street and between Waters Avenue and Harmon Street on the southwest side of Wheaton Street, known as River Pointe II-Phase II, has begun. Two cul-de-sacs owned by the City which would be beneficial to the development of River Pointe II-Phase II, if owned and controlled by HAS, have been identified. The cul-de-sacs are located at the end of Edinburgh Street and Reid Street, and are entirely surrounded by HAS owned property. Staff is now requesting the Board to authorize the Housing Authority to enter into into discussion and action with the City of Savannah to complete the acquisition of the Reid Street and Edinburgh Street cul-de-sacs.


Commissioner Scalf made a motion to adopt Board Resolution No. 05-19-01 to authorize this acquisition, with a condition that the Board is notified of all actions, financial or otherwise, with the City of Savannah related to the acquisition. Commissioner Taylor seconded this motion, which was unanimously approved. The resolution immediately follows these pages.

ADOPTION OF BOARD RESOLUTION AUTHORIZING PREDEVELOPMENT LOAN FOR RIVER POINTE II, PHASE II

Mr. Clark continued by stating that the Housing Authority has prepared a predevelopment budget (the "Budget") to include funds associated with the predevelopment of the Project (the "Predevelopment"), a copy of which is attached to the resolution as Exhibit A. To cover a portion of the Predevelopment costs, HAS desires to loan to River Pointe II Phase II, LLC (the "Project Owner") an amount not to exceed \$400,000.00. The source of funds for the HAS Predevelopment Loan would be Replacement Housing Factor funds. The HAS Predevelopment Loan would be repaid from capital sources made available at the River Point II-Phase II financial closing.

Commissioner Taylor made a motion to adopt Board Resolution No. 05-19-02, which provides authorization for HAS to take all actions necessary or desirable, to provide a predevelopment loan for the financial closing of River Pointe II Phase II. Commissioner Scalf seconded this motion, which was unanimously approved. The resolution follows these pages.

There being no further business, the Chairman declared the meeting adjourned at 12:10 p.m.


Secretary

ATTEST:


Chairman

Approval Date: May 14, 2019

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-01

WHEREAS, in 2012, the Housing Authority of Savannah ("HAS") received a Choice Neighborhoods Planning Grant (the "Grant") from the United States Department of Housing and Urban Development ("HUD") for the purpose of the development of a comprehensive neighborhood revitalization plan along the Wheaton Street corridor focused on housing, people and neighborhoods;

WHEREAS, following receipt of the Grant HAS began an extensive and collaborative planning process that included community organizations, neighborhood residents, local government officials, and other key stakeholders, including the City of Savannah;

WHEREAS, the planning process resulted in the East Savannah Gateway Transformation Plan (the "Plan") which was accepted by HUD and which was adopted and approved by the Mayor and Aldermen of the City of Savannah in May 2014, with the City being identified with HAS as a co-lead entity;

WHEREAS, under the Plan, through HAS and its developer, Hunt Development Group (the "Developer"), (1) 172 units of new housing have been completed on the former site of Robert Hitch Village (now "The View at Oglethorpe"), (2) rehabilitation and renovation of the former Fred Wessels Homes and Edgar Blackshear Homes has been completed with the renovated neighborhoods respectively labelled River Pointe I and River Pointe II, and (3) various units on both the former Wessels and Blackshear sites have been demolished;

WHEREAS, HAS with its Developer has begun the process for the development of mixed-income housing on portions of the former Blackshear site between Stirling Street and Pounder Street on the northeast side of Wheaton Street and between Waters Avenue and Harmon Street on the southwest side of Wheaton Street, said proposed development to be known as River Pointe II, Phase II;

WHEREAS, HAS and the Developer have identified two cul-de-sacs owned by the City which would be beneficial to the development of River Pointe II, Phase II if owned and controlled by HAS. The cul-de-sacs are located at the end of Edinburgh Street and Reid Street, as shown on the attached Exhibit A and are entirely surrounded by HAS owned property, i.e. the portion of the former Blackshear site on the northeast side of Wheaton Street;

WHEREAS, the preliminary development plan for River Pointe II, Phase II is attached hereto as Exhibit B and which shows the redevelopment of the cul-de-sac areas;

WHEREAS, under the Charter of the City of Savannah, The City is authorized and empowered to sell streets or portions thereof no longer serving the particular purpose for which the streets or portions thereof were originally established to abutting property owners, for such compensation as may to the Mayor and Aldermen of the City of Savannah seem reasonable and just;

WHEREAS, the cul-de-sac owned by the City located on the end of Reid Street is entirely bounded by property owned by the Housing Authority of Savannah. Said cul-de-sac being shown on the attached Exhibit A and hereinafter referred to as the "Reid Street cul-de-sac;" and

WHEREAS, the cul-de-sac that is owned by the City located on the end of Edinburgh Street, is also entirely bounded by property owned by the Housing Authority of Savannah. Said cul-de-sac being shown on the attached Exhibit A and hereinafter referred to as the "Edinburgh Street cul-de-sac;" and

WHEREAS, the Housing Authority of Savannah seeks the conveyance of the cul-de-sacs to further carry out the Plan; and

It is now therefore RESOLVED that:

The Housing Authority of Savannah in order to further carry out the East Savannah Gateway Transformation Plan shall seek the conveyance of the Reid Street cul-de-sac and the Edinburgh cul-de-sac from the City of Savannah for a reasonable and just price, and the Chairman, and in her absence, the Vice Chairman, along with the Executive Director, as Secretary, are hereby authorized to execute all documents, including all necessary agreements for the conveyance and necessary to obtain title to the two cul-de-sacs.

ADOPTED THIS 8th day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: Wanda Parrish
Wanda Parrish, Chairman

ATTEST:

Earline Wesley Davis
Earline Wesley Davis, Secretary

BOARD RESOLUTION

PHA Name: Housing Authority of Savannah

PHA Code: GA002

Board Resolution Number: 05-19-02

WHEREAS, in connection with the next phase in the East Savannah Gateway revitalization initiative, the Housing Authority of Savannah ("HAS") along with its development partner, Hunt Development Group ("Hunt"), desires to develop River Point II/Phase II (the "Project");

WHEREAS, HAS and Hunt prepared a predevelopment budget (the "Budget") to include funds associated with the predevelopment of the Project (the "Predevelopment"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, to cover a portion of the Predevelopment costs, HAS desires to loan to River Pointe II Phase II, LLC (the "Project Owner") an amount not to exceed \$400,000.00 from available capital and/or other financing funds (the "HAS Predevelopment Loan");

WHEREAS, the HAS Board of Commissioners desires to authorize Wanda Parrish, the Chair of the Board and in the Chair's absence or unavailability the Vice Chair, and the Secretary of the Board/Executive Director of HAS, to execute such agreements, notices, applications, all applicable certifications and other writings necessary or deemed appropriate by the executing officer in connection the HAS Predevelopment Loan;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of Savannah as follows:

The Board of Commissioners does hereby (i) approve the Predevelopment Loan; and (ii) authorize and direct the Chair of the Board and in the Chair's absence or unavailability the Vice-Chair, and the Secretary of the Board/Executive Director of HAS (each an "Executing Officer"), in connection with the scope, determination and execution of the HAS Predevelopment Loan, to execute and deliver any other consents, documents and instruments as necessary or desirable in connection with the HAS Predevelopment Loan, to take such action as the Executing Officer considers to be appropriate regarding the HAS Predevelopment Loan, and to take such other action as the Executing Officer considers to be appropriate to accomplish the objectives contemplated by these resolutions.

[Signatures on following page]

ADOPTED THIS 8th day of May, 2019.

HOUSING AUTHORITY OF SAVANNAH

By: Wanda Parrish
Wanda Parrish, Chairman

ATTEST:

Earline W. Davis
Earline Wesley Davis, Secretary