

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

**June 11, 2019**

The Board of Commissioners of the Housing Authority of Savannah met in regular session at the offices of the Housing Authority, 1407 Wheaton Street, beginning at approximately 12:15 p.m., Tuesday, June 11, 2019. After a moment of silence, the meeting was called to order by Chairman Thomas Henry and upon roll call those present and absent were as follows:

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

Absent:         None

Also present were Executive Director Earline Wesley Davis, Director of Assisted Housing Programs Lynn Coleman, 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, Asset Manager Irvonia Brooks, Asset Manager Angela Capers, Asset Manager Inez Green, Accounting Administrator Jeff Hanna, Procurement Manager Monifa Johnson, Real Estate Analyst Rafaella Nutini, ROSS Service Coordinator Brenda Pollen, Asset Manager Elizabeth Richardson, Family Self-Sufficiency Coordinator Paprice Simmons, Asset Manager Kim-Nee Stewart, and Resident Advisor Joyce Williams. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Development Director Scott Langan of Vitus Group, and Attorney Vanessa Lotson were also in attendance.

### **APPROVAL OF CONSENT AGENDA**

The Consent Agenda included the minutes of the May 14, 2019 regular meeting and May 14, 2019 Annual Meeting, Financial Report, Development Services Report, Asset Management Report, Resident Services Report and Assisted Housing Programs Report. Commissioner Lockett made a motion that the consent agenda be approved. Commissioner Taylor seconded the motion and it passed unanimously.

### **ADOPTION OF INDUCEMENT LETTER BOND RESOLUTION FOR ACQUISITION AND RENOVATION OF SNAP PROPERTIES**

Scott Langan, the Development Director of Vitus Group addressed the Board of Commissioners regarding a new project opportunity in Savannah. Vitus is acquiring the SNAP properties located in the Victorian District of the City of Savannah. The SNAP properties consist of 233 residential units scattered throughout the area bounded by Bolton Street on the north, Anderson Lane on the south, East Broad Street on the east and Martin Luther King Jr. Blvd. on the west. All 233 units are under HUD's Project Based Rental Assistance Section 8 program ("PBRA").

Mr. Langan explained that Vitus has a contract to purchase all of the SNAP properties. It is Vitus' plan to acquire the fifty one tracts of properties on which the 233 units are located and fully renovate the properties and continue to operate the properties for housing for persons of lower income. All of the units are in need of renovation. The projected total cost for acquisition is \$34,000,000 and the projected construction costs for renovation are approximately \$22 million. The total of all costs are projected to be \$65,689,088 (see attached Sources and Use of Funds). Vitus has filed an inducement letter application with HAS seeking HAS to issue an amount not to exceed of \$56 million in housing revenue bonds, the proceeds of which will be used to fund the acquisition and renovation of these 233 residential units, at an average cost of acquisition and renovation of \$275,570 per unit.

The Housing Authority's Bond Committee held a meeting with Mr. Langan and is recommending approval to the Board for adoption of the resolution to move forward. Commissioner Scalf made a statement for the record that while does have concern for the per-unit and overall development cost, he is in support of the concept, revenue streams and the benefits to residents. Commissioner Scalf then made a motion to adopt Board Resolution No. 06-19-01. The motion was seconded by Commissioner Lockett and unanimously approved. The inducement letter resolution immediately follows these minutes.

### **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Earline Davis provided a written report to the Board, which follows these minutes.

**COMMENTS FROM COMMISSIONERS**

Chairman Henry made reference to the cancelled HUD audit that was part of the Executive Director's report. Commissioner Taylor welcomed the new Chairman and offered his support. Chairman Henry made a request to have shadowing sessions with all department directors.


Commissioner Scalf made a motion, seconded by Commissioner Lockett, for an annual performance review of the Executive Director. Commissioner Scalf and Commissioner Lockett voted in favor of the motion, with Commissioner Parrish voting no, stating that she would like the review to be conducted in accordance with procedure. Commissioner Taylor did not vote; stating that he wished to postpone a vote on the matter of performance reviews in order to review the HAS By-Laws and follow any given process.

Commissioner Scalf withdrew his motion and asked that the topic be placed on the agenda of the next regular Board meeting for discussion and the other Commissioners agreed.

There being no further business, the Chairman declared the meeting adjourned at 12:50 p.m.

ATTEST:

  
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Chairman

  
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Secretary

Approval Date: August 14, 2019