

POSTPONED REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SAVANNAH
April 10, 2025

The Board of Commissioners of the Housing Authority of Savannah met in regular session at the office of the Housing Authority of Savannah, 1407 Wheaton Street – Building A Board Room beginning at 12:15 p.m. on Thursday, April 10, 2025. Chairwoman Dr. M. Ann Levett called the meeting to order and upon roll call those present and absent were as follows:

Present: Dr. M. Ann Levett, Chairwoman
 Edward Gresham, Vice Chairman
 Michael Holland
 Happi Peavey-Guzman

Absent: None

Also present were Executive Director Evette Hester, Interim Director of Property Management Angela Capers, Director of Finance Robert Faircloth, Interim Director of Assisted Housing Programs Sandy Glicker, Director of Human Resources Shannell Hardwick, Director of Real Estate Development and Preservation Rafaella Nutini, Management Analyst Tammy Brawner, Procurement and Contracts Administrator Sharon Dallas-Bryant, Public Housing Family Self-Sufficiency Coordinator Paprice Simmons, Resident Advisor Deborah Bulloch, and Resident Advisor Sophia Perry. Attorney Dana Braun of Ellis, Painter, Ratterree, & Adams LLP, Attorney David Sunshine Hamburger of Georgia Legal Services, and Evan Lasseeter of the *Savannah Morning News* were also in attendance.

The Chairwoman opened the meeting with a moment of silence.

APPROVAL OF CONSENT AGENDA

The Consent Agenda included the minutes of the March 18, 2025 postponed regular meeting; Resident Services Report; Property Management Report; Assisted Housing Programs Report; Real Estate Development Report; and Financial Report. Commissioner Peavey-Guzman made a motion to approve the consent agenda. Commissioner Gresham seconded the motion and it passed unanimously.

ADOPTION OF RESOLUTION FOR RATIFICATION OF YAMACRAW VILLAGE DEMOLITION/DISPOSITION APPLICATION

Executive Director Evette Hester advised the Commissioners that the lengthy process of creating the application was reaching its conclusion and submission of the application would soon be forthcoming. Director of Real Estate Development and Preservation Rafaella Nutini reported to the Board of Commissioners that as part of the Inventory Removal Application for the demolition and disposition of Yamacraw Village, the Board must adopt a resolution in support of the Authority's application. In March of 2022, the Housing Authority's Board of Commissioners had provided its resolution of support. Ms. Nutini indicated that HAS was seeking ratification of this prior action in support of the application.

A discussion followed covering topics such as relocation and HUD guidance regarding the application process. Commissioner Gresham then made a motion, seconded by Commissioner Holland, to adopt Board Resolution No. 04-25-01, in support of the application for demolition and disposition of Yamacraw Village. The resolution, which was unanimously adopted, immediately follows these minutes.

CONTRACT FOR REAL ESTATE DEVELOPMENT CONSULTANT

Ms. Nutini continued by stating that the Housing Authority of Savannah requested proposals from real estate development consultant firms on June 26, 2024, through the Housing Agency Marketplace e-Procurement system. Firms are expected to be experienced in real estate development and financing. This experience will assist HAS in the provision of on-call support and advisory services related to real estate development, from single-building projects and small sites to large, complex mixed-use urban developments, and real estate portfolio analysis. These services will be required in connection with development activities undertaken by the Agency that include, but are not limited to, the repositioning of public housing sites, acquisitions and disposition of properties, mixed-finance transactions. and bond financing.

A three-person Evaluation Committee reviewed and scored all responsive and responsible submissions. The results of the Evaluation Committee identify EJP Consulting Group, LLC. - Washington, DC as the highest ranked respondent. A discussion followed that resulted in the need to modify the resolution provided to include not-to-exceed term amounts that reflected the full contract value.

Commissioner Gresham made a motion, seconded by Commissioner Peavey-Guzman, to modify the resolution to insert the total contract value amount and not-to-exceed terms for the contract. The motion passed unanimously. Commissioner Holland then moved that with the modified resolution to reflect the additional contract details, that the contract be awarded to EJP Consulting Group, LLC. The motion was seconded by Commissioner Peavey-Guzman and passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Ms. Hester provided a report to the Commissioners. Report highlights included:

- On April 4, 2025, Secretary Turner released a letter informing HUD grantees and stakeholders of the Department's plans to comply with Executive Order 14218, "Ending Taxpayer Subsidization of Open Borders"
- The Memorandum of Agreement between the Housing Authority, the City of Savannah and the State Historic Preservation Office regarding the Yamacraw Village site has now been signed
- Overview of Yamacraw Village community meeting for Yamacraw Village residents, held on March 27, 2025
- NSPIRE inspections were conducted in Yamacraw Village and Simon Frazier Homes the first week of April
- Disaster Planning meetings are currently ongoing with senior staff members to update the Housing Authority's current planning documents and procedures prior to the start of hurricane season
- Review of the Housing Authority's agency goals for 2025-2026
- Announcement: Property Manager Angela Capers has been named the Interim Director of Property Management

There being no further business, the Chairwoman called for a motion to close the meeting. The motion to close was made by Commissioner Gresham and seconded by Commissioner Peavey-Guzman. The Chairwoman adjourned the meeting at 1:30 p.m.


Secretary

ATTEST:


Chairwoman

RESOLUTION NO. 04-25-01

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH APPROVING THE SUBMISSION OF
SECTION 18 DEMOLITION/DISPOSITION FOR YAMACRAW VILLAGE**

WHEREAS, in 2019 and 2023 the Housing Authority of Savannah (“Authority”) conducted Capital Needs Assessments (“CNAs”) of all five public housing properties in its portfolio. The CNAs identified immediate and future physical work necessary to maintain the properties over a period of twenty years. The CNA results were analyzed by the Authority and presented to the Board of Commissioners in three Workshop sessions held between December 2019 and May 2020; and

WHEREAS, on June 9, 2020, the Board of Commissioners adopted a Resolution authorizing the Authority to take all actions necessary to advance the Public Housing Repositioning Plan (“Plan”), which included the demolition of Yamacraw Village due to physical obsolescence, as authorized by Section 18 of the Housing Act of 1937; and

WHEREAS, on March 8, 2022, the Board of Commissioners adopted a Resolution authorizing the Authority to submit a Section 18 Demolition/Disposition application for Yamacraw Village; and

WHEREAS, the Authority has prepared a Demolition and Disposition application to be submitted to the United States Department of Housing and Urban Development (“HUD”) aiming to receive authorization to relocate residents, demolish physical structures, and dispose the site through a combination of land exchange and long-term ground lease;


WHEREAS, the City of Savannah acting as the Responsible Entity for Environmental Reviews under Part 58 of Title 24 of the Code of Federal Regulations, has conducted a Historic Review under regulations of Section 106 of the National Historic Preservation Act of 1966 (NHPA), with conclusions regarding the project’s effect on history used in the development of a Memorandum of Agreement approved by the State Historic Preservation Office on March 10, 2025;

NOW THEREFORE, IT IS HEREBY RESOLVED that based on guidance by the U.S. Department of Housing and Urban Development, the Board of Commissioners ratifies its prior support of the request to demolish the public housing units in Yamacraw Village with its accompanying plans for relocation and disposition; and

IT IS FURTHER RESOLVED, that the Executive Director is authorized to execute all documents necessary and provide certifications and submit the same to HUD’s Special Applications Center for approval, a request to demolish 315 dwelling units and 1 non-dwelling building of the Yamacraw Village property (HUD project number GA00200006) and to dispose of its 22.75 acres.

ADOPTED by the Board of Commissioners this 10th day of April, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

ATTEST:


Evette Hester, Secretary

RESOLUTION NO. 04-25-02

**RESOLUTION OF THE HOUSING AUTHORITY OF SAVANNAH BOARD OF COMMISSIONERS
AUTHORIZING THE AWARD OF CONTRACT FOR REAL ESTATE DEVELOPMENT CONSULTANT**

WHEREAS, the Housing Authority of Savannah (HAS) requires the services of a qualified real estate development consultant firm experienced in real estate development and financing; and

WHEREAS, HAS published a Request for Proposals (RFP) on June 26, 2024; and

WHEREAS, HAS received six responsive submissions to the RFP; and

WHEREAS, EJP Consulting Group, LLC was deemed the highest ranked proposer by the Evaluation Committee for the desired services;

WHEREAS, the annual cost of services shall not exceed \$155,500 per year and the contract could be extended four additional one-year periods at HAS discretion, hence, the total contract amount is not to exceed \$777,500 over a five-year period;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of HAS hereby awards the contract to EJP Consulting Group, LLC; and

BE IT FURTHER RESOLVED that the Executive Director has the power to execute a contract with the next lowest proposer should negotiations and contract award with EJP Consulting Group, LLC be unsuccessful;

ADOPTED by the Board of Commissioners on this 15th day of May, 2025.

HOUSING AUTHORITY OF SAVANNAH

By: 
Dr. M. Ann Levett, Chairwoman

ATTEST:


Evette Hester, Secretary