



# Norcross Housing

Providing Quality Affordable Housing that Promotes Dignity, Pride and Opportunity in Norcross, GA

The Commissioners of the Housing Authority of the City of Norcross, Georgia, met for a Regular meeting Friday, October 20, 2023, at 10:30 at 19 Garner Street, Norcross, GA

The meeting was called to order at 10:30 a.m. by the Chairman. Those present and absent were recorded as follows:

**Present:** Gail Newton (via phone)  
Pam Hopper  
Barbara Bevels

**Staff:** Beth Brown

**Absent:** Melissa Leedy  
Don Osborne  
Ranae Heaven

There being a quorum present, Ms. Hopper called the meeting to order at 10:30 a.m.

## **MINUTES**

Minutes from the last meeting on August 18, 2023 were presented for approval. On Motion made by B. Bevels and seconded by P. Hopper, the minutes were approved.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

## **FINANCIAL REPORT**

July financials were presented. The financials were accepted on motion by P. Hopper; seconded by B. Bevels.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None



## **SECRETARY'S REPORT**

- ✓ HUD has given us verbal notice that the demolition/disposition application passed their threshold criteria. We expect to have the written approval within the next few weeks.

### Next Steps:

- The field office is pushing the TPV application through as quickly as possible
  - Begin Relocation
  - Move office – old files into storage, active files into Roswell.
  - Conduct LBP and Asbestos testing and abatement
  - Close on financing – November 15, 2023
  - Demolition
  - Construction begins February 2024
- ✓ David and Ali on light duty restrictions.
  - ✓ Phase 2 award should be announced in next 30 days.
  - ✓ Transferring residents from Garner/Reeves to Hunter and Autrey as units become available.
  - ✓ 2024 Budget requires approval by Board.
  - ✓ B. Brown gave an annual update to City Council on October 18, 2023. They were excited that we are moving forward.
  - ✓ There is a major plumbing issue on Nesbit Street. Sewer lines are old and needs replacement. This requires a County approved plumber. Estimates are as high as \$50,000.
  - ✓ There are 11 units vacant with 2 evictions under way. Two residents are more than 60 days behind.

## **NEW BUSINESS**

On motion by P. Hopper and seconded by B. Bevels, the Board voted unanimously to approve Resolution 7-2023 Designation of Private Enterprise Agreement for Walton Crossing Phase 1 L.P.

Ayes: P. Hopper, G. Newton, B. Bevels



Nays: None

On motion by B. Bevels and seconded by P. Hopper, the Board approved Resolution 8-2023 Designation of Private Enterprise Agreement for Sage Apartments.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

On motion by B. Bevels and seconded by P. Hopper the Board unanimously approved Resolution 9-2023 authorizing Beth Brown to execute documents related to the real estate transaction for Sage Apartments, LLC.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

On Motion by B. Bevels and seconded by P. Hopper the Board unanimously approved the First Amendment to the Management Agreement Proposal to compensate Gainesville Housing Authority 25% of all developer fees earned by NHA while under the management of GHA.

Ayes: P. Hopper, G. Newton, B. Bevels

Nays: None

There being no further business, on Motion made by P. Hopper and seconded by B. Bevels, the meeting was adjourned.

SEAL

ATTEST:

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Secretary to the Board  
Beth Brown, Executive Director

