

**MINUTES OF THE REGULAR BOARD MEETING
HOUSING AUTHORITY OF THE CITY OF DURHAM
Durham Housing Authority
330 E. Main Street Durham, North Carolina 27701
March 27, 2019**

AGENDA ITEM I

Call to Order

Present:

Daniel C. Hudgins
George K. Quick
Deborah "Deb" Anderson
Gloria Nottingham
Jillian Johnson, City Council Liaison
Robert "Bo" Glenn

Conference:

None

Staff Present:

Anthony Scott, CEO
Barbara Newman
Sabrina Sinegal
Meredith Daye
Matt Scaparro
Denita Johnson
Ashanti Brown
Lorraine Erhunmwunsee
Charles Lyons
Doris Jackson

Also Present:

Eric Pristell, Attorney, the Banks Law Firm

The meeting was called to order by the Chair, Daniel C. Hudgins at 5:38 p.m.

A quorum was present and the *Regular Meeting* was called into session.

AGENDA ITEM II – GENERAL COMMENTS FROM THE PUBLIC

JJ Henderson Towers Resident, Rafiq Zaidi - stated that one of the senior residents said that, the RAD Discussion thus far reminds him of the song from the movie Rawhide. The saying, round 'em up, get 'em up, move 'em out..... Bro. Zaidi wants the Board to understand that some of the seniors have contacts in the legal system. They know about Chapter VI and are entitled to legal representation. DHA and the Board are put on notice. Bro.Zaidi, inquired about the Beacon St. project. In closing, they (the community) is highly displeased with the governing body, the Board, for taking away one of our cherished property manager Cheryle Roberts, who have diligently looked after our children in McDougald. With everything that went on in McDougald, they really kept crime down. The children are really dependent on her confidence and her desire to serve them in the community. The community is displeased with the fact that she was moved to JJ Henderson to shuffle papers to meet the RAD qualifications. We want to know why you would take a person with that caliber whom we are dependent on to help our children in the community and shift her to a place like JJ Henderson. We, want some understanding on that. We love Cheryle Roberts and she has done a great job in

McDougald Terrace. If you don't believe me in my closing, watch how crime increase over her moving.

Commissioner Dan Hudgins asked Bro. Rafiq Zaidi to leave his contact info, so that someone can follow up with him, as these are issues the Board has not heard about.

AGENDA ITEM III -- CHANGES TO THE AGENDA

- There were no additional changes.

AGENDA ITEM IV – BOARD ACTION

Approval of the Minutes of the Board of Commissioners' Regular Meeting held on February 27, 2019

**Motion: Commissioner Quick; Seconded: Commissioner Nottingham;
Approved: Unanimously**

AGENDA ITEM V -- PRESENTATIONS

There were none.

AGENDA ITEM VI -- CHIEF EXECUIVE OFFICER'S BUSINESS REPORTS

- CEO, Anthony Scott gives his thanks and appreciation to Doris Jackson ("The Hurricane"), as March 27, 2019 was her last day employed at Durham Housing Authority.
- Commissioner Hudgins stated, "I worked for a Board for 30 yrs. and lost count on how many Boards I've served on in 45yrs of the profession, and one thing I can say is, that I never met anyone as efficient and with the energy level you have. The thing that I have noticed is that you know someone in every major agency from Washington to Durham. I have never been taking care of in traveling like you have done. Your energy and your passion for this work is what makes you so successful. Thank you for your service."
- Commissioner Quick, "Your energy level has really got a lot done. The organization is better off with you having been here. We really appreciate it."
- Commissioner Glenn, "I have been on this Board a number of years and seen a lot of wonderful people come through here and you have continued that excellence. I truly appreciate all you have done for us"
- Eric Pristell, Attorney, "It's been a pleasure working with you and I will see you soon".
- Commissioner Nottingham, "I have been here at Durham Housing Authority since '99 in some capacity. You have been the first person who have made it easy for me to do or try to do easy for me. I will miss you and your smile. I wish you the best of everything.
- Commissioners Hudgins and Glenn met with Durham CAN and had the opportunity to answer for our organization. Presentation was well received.

There were no additional questions or comments regarding the CEO's Business Report.

VII. GENERAL BUSINESS ACTION ITEMS (COMMITTEE REPORTS)

Chairman Hudgins stated that this is for the purpose of accepting reports from the three (3) standing committees. The information from these committees were also included in the previously distributed board package. The reports were as follows:

Development Committee Report (Chaired by Commissioner Deb Anderson)

Chairman Anderson recommended acceptance of the February 20, 2019 minutes.

**Motion: Commissioner Glenn; Seconded: Commissioner Nottingham;
Approved: Unanimously**

There were no additional comments.

Finance Committee Report (Chaired by Commissioner George Quick)

Commissioner Quick recommended acceptance of the minutes of the February 21, 2019 meeting.

**Motion: Commissioner Quick; Seconded: Commissioner Nottingham;
Approved: Unanimously**

There were no additional comments.

Operations Committee Report (Chaired by Commissioner Bo Glenn)

Commissioner Glenn recommended acceptance of the February 20, 2019 meeting.

- Commissioner Glenn – We are looking at the preferences. Ashanti is collecting comments. Ashanti was asked to send out the notes and a reminder of a deadline date before that next meeting, so the Board can get it back to you to discuss at the next Board Meeting.*
- Commissioner Quick – Committee evaluated CEO, Anthony Scott. They reviewed his accomplishments during the FY 2018. They will meet next week. At that time pull metrics for evaluating the goals that were set and put points to it. Then they will come back at April's Board Meeting to make a recommendation on Mr. Scott's evaluation.*
- Commissioner Glenn – Most recent letter from PHAS- working with software provider for PH but also looking at them for the HCV Program for online application process, since we are going to RAD.*

**Motion: Commissioner Glenn; Seconded: Commissioner Quick;
Approved: Unanimously**

There were no additional comments.

AGENDA ITEM VIII -- RESOLUTIONS FOR APPROVAL

The Chair, Daniel Hudgins, introduced the following resolutions:

RESOLUTION NO. 3566

RESOLUTION AUTHORIZING THE WRITE-OFF OF CONVENTIONAL HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING January 1, 2019 AND ENDING January 31, 2019

WHEREAS, the Housing Authority of the City of Durham has determined that it has exerted all efforts to collect monies owed from former residents; and

WHEREAS, the property management staff has notified each former resident of the amount owed; and

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require a housing authority to write off any and all monies owed that cannot be collected.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Durham approves the write-off of rents, utilities, repair charges, court costs and late fees owed as per the listing of delinquent accounts shown in the amount of **\$1,859.86** for the period beginning January 1, 2019 and Ending January 31, 2019.

**Motion: Commissioner Nottingham; Seconded: Commissioner Anderson;
Approved: Unanimously**

AGENDA ITEM IX – Entities Business
(Suspend & Reopen DHA Meeting)

Commissioner Anderson Called meeting to order at 6.08pm

Development Ventures Incorporated –
None

**Motion: Commissioner Hudgins; Seconded: Commissioner Nottingham;
Approved: Unanimously**

Edgemont Elms Housing INC. –

Commissioner Anderson Called meeting to order at 6.09pm

None

Resolution for Approval

1. Resolution to Consider and Approve the Loan Modification for Edgemont Elms Apartments first mortgage with Mechanics and Farmers Bank.

Barbara Newman – As of 2009 the balance of the loan was \$338,000. Went back to back to get the same fixed rate for 240 months. When we got the loan initially, we were paying insurance through the back, now we have insurance with the property. Edgemont Elms was one of the 1st Tax Credit in NC.

**Motion: Commissioner Quick; Seconded: Commissioner Nottingham;
Approved: Unanimously**

AGENDA ITEM X – CLOSED SESSION


None

AGENDA ITEM XI – ADJOURNMENT

The meeting was adjourned at 6:12p.m.

Motion: Commissioner Nottingham; Seconded: Commissioner Quick;
Approved: Unanimously


Chair

(SEAL)

Secretary