MINUTES OF THE REGULAR BOARD MEETING
HOUSING AUTHORITY OF THE CITY OF DURHAM
Durham Housing Authority
330 E. Main Street Durham
April 24, 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
Ray Eurquhart

Conference:
None

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

Also Present:
Eric Pristell, Attorney, the Banks Law Firm

The meeting was called to order by the Chair, Daniel C. Hudgins at 5:34 p.m.

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

AGENDA ITEM II – GENERAL COMMENTS FROM THE PUBLIC
♦ PUBLIC HEARING (s) – none

♦ Introduction of DHA’s New Board Member – Chairman Hudgins introduced Raymond “Brother Ray” Eurquhart as the new member to the Board. Mayme Webb-Bledsoe, also a new member was unable to attend this Board Meeting.

AGENDA ITEM III -- CHANGES TO THE AGENDA

AGENDA ITEM IV – BOARD ACTION
Approval of the Minutes of the Board of Commissioners’ Regular Meeting held on April 24, 2019

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

AGENDA ITEM V -- PRESENTATIONS

There were none.

AGENDA ITEM VI -- CHIEF EXECUTIVE OFFICER’S BUSINESS REPORTS

Mr. Scott discussed various meetings that he attended and/or facilitated. Mr. Scott gave a brief summary of the Mayor’s Housing Bond Committee. Commissioner Glenn suggested someone from the DHA Board should be at the next Bond Committee Meeting. Commissioner Quick suggested that someone from the agency should be on the Bond Committee Board to educate our plight in Affordable Housing.

There was a discussion on the communication of the RAD program to residents of JJ Henderson. There seems to be concerns raised by some residents that they do not understand about the financing particularly as it pertains to RAD. Meredith Daye that Development has had several meetings in which the process was explained. However not all residents attend the meetings and not everyone understands everything that is presented. Development attends Resident Council meetings to continue to provide updates and answer any questions. Mr. Scott would like for Development to continue to explain RAD’s future to the seniors in DHA communities instead of property management to minimize any confusion.

AGENDA ITEM VII - GENERAL BUSINESS ACTION ITEMS (COMMITTEE REPORTS)

Chairman Hudgins stated that this is for the purpose of accepting reports from the four (4) 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 April 17, 2019 minutes.

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

There were no additional comments.

**Finance Committee Report (Chaired by Commissioner George Quick)**

Commissioner Quick recommended acceptance of the minutes of the April 17, 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 minutes of the April 17, 2019 meeting.

A new online payment option was discussed, that will be effective May 1, 2019. Tenants will now have the option to pay their rent online, at designated locations, direct deposit as well as continuing to mail-in payments.

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

There were no additional comments.

**Resident Services Committee Report (Chaired by Commissioner Gloria Nottingham)**
Commissioner Nottingham recommended acceptance of the minutes of the April 17, 2019 meeting.

Motion: Commissioner Nottingham; Seconded: Commissioner Bro. Ray; Approved: Unanimously

AGENDA ITEM VIII – RESOLUTIONS FOR APPROVAL
The Chair, Daniel Hudgins, introduced the following resolutions:

RESOLUTION NO. 3567

RESOLUTION AUTHORIZING THE WRITE-OFF OF CONVENTIONAL HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING March 1, 2019 AND ENDING March 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 $7,482.05 for the period beginning March 1, 2019 and Ending March 31, 2019

This resolution shall take effect immediately.

Motion: Commissioner Quick; Commissioner Nottingham; Approved: Unanimously
There was a motion to suspend the DHA Board meeting:

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

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

Meeting was called to order by Commissioner Anderson

* Development Ventures INC.,
  Development March 27th, 2019 minutes were accepted.

Motion: Commissioner Quick; Commissioner Nottingham;
Approved: Unanimously

Meeting was adjourned at 6:22 pm

DHA Board meeting was called to order at 6:22 pm

AGENDA ITEM X – Information Items

Added Resolution

AGENDA ITEM XI – Closed Session
Chairman Hudgins called for a closed session to discuss a potential legal matter

Motion: Commissioner Quick; Commissioner Nottingham;
Approved: Unanimously

Session was reopened at 7:23pm

AGENDA ITEM XII- ADJOURNMENT

The meeting was adjourned at 7:23pm

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

Chair

(SEAL)

Secretary