

MINUTES OF THE REGULAR BOARD MEETING  
HOUSING AUTHORITY OF THE CITY OF DURHAM  
Durham Housing Authority  
330 E. Main Street Durham  
June 26, 2019

**AGENDA ITEM I**

Call to Order

Present:

Daniel C. Hudgins, Chair  
George Quick, Vice Chair  
Deb Anderson  
Ray Eurquhart  
Robert “Bo” Glenn  
Gloria Nottingham  
Mayme Webb-Bledsoe  
Jillian Johnson, City Council Liaison

Absent: None

Conference:

None

Staff Present:

Anthony Scott, CEO  
Ashanti Brown  
Meredith Daye  
Lorraine Erhumwunsee  
Charles Lyons  
Matt Scaparro  
Sabrina Sinegal

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**

- None

**AGENDA ITEM III -- CHANGES TO THE AGENDA**

**(Approval of Resolutions)**

- Resolution Approving Ground Lease between the Housing Authority of the City of Durham and the Miracle League of the Triangle
- Resolution Authorizing the Write Off of Conventional Housing Collection Losses for the Period Beginning April 1, 2019 and Ending April 30, 2019
- Resolution Authorizing the Write Off of Affordable Housing Collection Losses for the Period Beginning April 1, 2019 and Ending April 30, 2019

- Resolution Authorizing Submission to NCHFA of a 2019 Preliminary 4% Low-Income Housing Tax Credit Application

#### **AGENDA ITEM IV – BOARD ACTION**

Approval of the Minutes of the Board of Commissioners' Regular Meeting held on May 22<sup>nd</sup>, 2019

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

#### **AGENDA ITEM V – PRESENTATIONS**

- None

#### **AGENDA ITEM VI -- CHIEF EXECUTIVE OFFICER'S BUSINESS REPORTS**

- Mr. Scott spoke about the HUD Funding vs. Need.
- The House Transportation Housing & Urban Development Sub-Committee Department of Housing and Urban Development (HUD) - The bill provides a total of \$50.1 billion for HUD - \$5.9 billion above the 2019 enacted level and \$13.4 billion above the President's budget request.
- DHA now has cameras in the communities of (Oxford Manor, Cornwallis, McDougald, and Liberty St.) in what management and DPD sees as the hotspots.
- Participatory Budgeting Steering Committee Liaison, Jillian Johnson spoke on the Participatory Budgeting in the City of Durham and how the money will be used
- Commissioner Hudgins recognized Mayme Webb-Bledsoe for receiving the Civic Change Champion Award. She was one of 67 applicants awarded.
- There was a discussion about a name change for Oldham Towers. Commissioner Glenn stated that Oldham was the 2<sup>nd</sup> Director of Durham Housing Authority and did not have the agency or residents in his best interest. Given that Oldham Towers is scheduled for redevelopment, the name will be changed as a part of the rebuilding. A Board Ad Hoc Committee would be formed to further review the matter: Commissioner Ray Eurquhart will Chair the committee with Commissioner Glenn, Commissioner Nottingham and Mr. Lyon for steering the name change.

#### **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 May 15<sup>th</sup>, 2019 minutes at 5:49pm.

- Director of Development, Meredith Daye stated that there is about a 5-10% increase in completion at Damar Court and Morreene Road.

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

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

(In Commissioner Quick's Absence) Commissioner Hudgins recommended acceptance of the minutes of the May 15<sup>th</sup>, 2019 meeting.

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

There were no additional comments.

**Operations Committee Report (Chaired by Commissioner Bo Glenn)**

Commissioner Glenn recommended acceptance of the minutes of the May 15<sup>th</sup>, 2019 meeting.

Not Ready to Be Accepted

There were no additional comments.

**AGENDA ITEM VIII -- RESOLUTIONS FOR APPROVAL  
*The Chair, Daniel Hudgins, introduced the following resolution***

**(DHA) Resolution No. 3571**

**RESOLUTION APPROVING GROUND LEASE BETWEEN THE HOUSING AUTHORITY OF THE CITY OF DURHAM AND THE MIRACLE LEAGUE OF THE TRIANGLE, INC.**

**WHEREAS**, The Miracle League of the Triangle, Inc. is a North Carolina non-profit corporation founded in 2005 whose mission is to create, through baseball, positive life experiences for both children and adults with special needs and their families ("Miracle League");

**WHEREAS**, Miracle League is currently meeting its mission by serving nearly 400 players with special needs each season on 30 teams that play at specialized baseball facilities located in Cary (Andy's Foundation Field at Adams Elementary School) and Raleigh (Fred Smith Company Field near the Living Arts College);

**WHEREAS**, Miracle League, in collaboration with Capitol Broadcasting Company, Incorporated ("Capitol Broadcasting"), is interested in exploring a partnership with the Housing Authority of the City of Durham ("DHA") to construct a Miracle League baseball facility on property currently owned by an affiliate of Capitol Broadcasting and DHA (the "Miracle League Partnership");

**WHEREAS**, the subject DHA property is located adjacent to the JJ Henderson public housing development at 473 Morehead Avenue, consists of roughly 1.5 acres of vacant land, and was recently being leased by DHA to the Durham Bulls as additional game-day parking (the "DHA Property");

**WHEREAS** the subject Capitol Broadcasting property borders the DHA Property, is located at 461 Morehead Avenue and consists of roughly .25 acres of vacant land (the "Capitol Broadcasting Property");

**WHEREAS**, the proposed baseball facility would be located at the corner of Morehead Avenue and Blackwell Streets on the DHA Property and the Capitol Broadcasting Property; and

**WHEREAS**, in support of the Miracle League Partnership, DHA wishes to ground lease the DHA Property to Miracle League as described in that certain ground lease attached hereto as Exhibit A (the "Ground Lease").

**NOW, THEREFORE, BE IT RESOLVED** by the Housing Authority of the City of Durham as follows:

1. The Ground Lease is hereby approved in its entirety, with such additional changes to be made by the Chief Executive Officer (or his designee), in his discretion, as may be necessary to reflect the final terms of the Ground Lease. The Chief Executive Officer shall report back to the Board of Commissioners on the final negotiated terms of the Ground Lease.
2. That the Chief Executive Officer (or his designee) is hereby authorized to execute the Ground Lease and any additional documents in connection with the Ground Lease that are consistent with this resolution.

Effective this the 26th day of June 2019.

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

#### **RESOLUTION NO. 3572**

#### **RESOLUTION AUTHORIZING THE WRITE-OFF OF CONVENTIONAL HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING APRIL 1, 2019 AND ENDING APRIL 30, 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 **\$7,299.52** for the period beginning April 1, 2019 and Ending April 30, 2019

This resolution shall take effect immediately.

Done this 26th Day of June 2019.

**Motion: Commissioner Glenn; Commissioner Anderson;  
Approved: Unanimously**

**RESOLUTION NO. 3573**

**RESOLUTION AUTHORIZING THE WRITE-OFF OF AFFORDABLE HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING April 1, 2019 AND ENDING April 30, 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 **\$1,904.12** for the period beginning April 1, 2019 and Ending April 30, 2019

This resolution shall take effect immediately.  
Done this 26th Day of June 2019.

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

**RESOLUTION NO. 3574**

**RESOLUTION AUTHORIZING SUBMISSION TO NCHFA OF A 2019 PRELIMINARY 4% LOW-INCOME HOUSING TAX CREDIT APPLICATION FOR THE SUBSTANTIAL REHABILITATION OF THE EXISTING JJ HENDERSON TOWERS DEVELOPMENT TO BE CO-DEVELOPED BY MOREHEAD DEVELOPMENT, LLC AND DEVELOPMENT VENTURES INCORPORATED**

**WHEREAS**, Development Ventures Incorporated (“DVI”) is a North Carolina nonprofit corporation and instrumentality of the Housing Authority of the City of Durham (“DHA”);

**WHEREAS**, in May 2018, DVI selected California Commercial Investment/The Florian Companies, which partnered to form, Morehead Development, LLC (“Morehead”), as a development partner to assist with the redevelopment of DHA’s and/or DVI’s properties;

**WHEREAS**, Morehead and DVI wish to submit a preliminary 4% low-income housing tax credit application for the substantial rehabilitation of the JJ Henderson Senior Towers development;

**WHEREAS**, the JJ Henderson Towers project will consist of one hundred seventy-eight (178), a management office, open space, and amenities situated on 3.263 acres located at 807 South Duke Street, which is a portion of the existing JJ Henderson public housing development site which includes +/- 5.226 acres of real property (the “Land”) and is located in Durham, Durham County, North Carolina (the “Project”);

**WHEREAS**, DHA is the current owner of the existing JJ Henderson public housing development site;

**WHEREAS**, DHA will convey via a ground lease to an owner-entity to be managed by a wholly-owned subsidiary of Morehead;

**WHEREAS**, the housing assistance for some of the units will be converted to Project-Based Voucher (PBV) Assistance under the HUD Rental Assistance Demonstration (RAD) program.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Durham, as follows:

1. DHA is authorized to execute and deliver all documents and instruments in conjunction with the submission to NCHFA of the 2019 preliminary 4% low-income tax credit application in connection with the Project.
2. DHA is hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of the foregoing resolutions in the name of DHA.
3. The Chief Executive Officer and Director of Development of DHA are hereby authorized to execute and deliver all documents or instruments as may reasonably be required to facilitate submission to NCHFA of the 2019 Preliminary 4% low-income housing tax credit application in connection with the Project.
4. All actions taken to effectuate the foregoing resolutions by DHA, the Chief Executive Officer and Director of Development of DHA are hereby ratified and confirmed.
5. This Resolution shall take effect immediately.

Done this 26<sup>th</sup> day of June, 2019.

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

**AGENDA ITEM IX – Entities Business**  
(Suspend & Reopen DHA Meeting)  
At 6:19pm

- ◆ **Development Ventures Incorporated**  
Development April 24, 2019 minutes were accepted.

➤ No Changes

**Motion: Commissioner Eurquhart; Commissioner Nottingham;  
Approved: Unanimously**

**AGENDA ITEM X – Information Items**

AGENDA ITEM XI- Closed Session

AGENDA ITEM XII- ADJOURNMENT


Motion: Commissioner Nottingham; Seconded: Commissioner Glenn;

Approved: Unanimously



  
Chair

(SEAL)

  
Secretary



