



**Work Session Meeting Minutes
November 17th, 2020**

A work session of the members of the Executive Board of the East Georgia Housing Authority Partners was called to order at 6:06 p.m. via Zoom conference. The respective members of the Executive Board of Commissioners were called to order as stipulated under the bylaws. The following Commissioners were present; Susan Benning-Tutt, Reverend Stephen Ivey, Lashanda Kitchens and Lee Ann Meyer. Also present were Kelly S. Evans, Executive Director, Glenn Hayes, Maintenance Director, Laura Williamson, Finance Manager, Elizabeth Brown, YouthBuild Director, James Thomas Jr., Harlem Housing Authority Commissioner, and Jodie G. Key, Public Housing Manager. Absent were commissioners Jamie Burnett and Reverend Anthony Booker.

The meeting was opened by prayer led by Chairperson Tutt.

Executive Director, Kelly S. Evans, extrapolated on the NAHRO Virtual Fall Conference and highlighted the changes that will be coming back around with the change in administration in Washington, D.C. Director Evans gave a briefing on the Public Charge Rule as an Executive Order. Director Evans also discussed the Eviction Moratorium under the CDC and explained how Landlords cannot move for eviction for non-payment of rent thru 12-31-2020 but can move for cause under the Magistrate Courts. Director Evans said she full expects the Eviction Moratorium to be extended through 3-31-2021.

Director Evans stated the work session items, which included the Budget Presentation, were just the first draft and would be amended into a second draft once all items were discussed and changes were recommended by the board.

Executive Director, Kelly S. Evans, highlighted a few takeaways from the 2020 Budget and stated the Thomson Housing Authority showed Dwelling Rent as being up and said some of those rents were supplemented from the CARES Act, which was a one-time shot in the arm. Director Evans mentioned there was an increase in legal expenses due to workers compensation and powering down the YouthBuild Grant.

Director Evans said the Dwelling Rent for the Warrenton Housing Authority had decreased and her assumption was it was due to lack of employment opportunities for the residents of Warrenton. Reverend Ivey asked about the roofs on Hall and Hudson Streets as well as some of the roofs on Pine Street. Director Evans said as the reserves come back up, she would sit down

Crawfordville Property
301 Thompson Street
Crawfordville, Georgia 30631

Harlem Property
140 E. Milledgeville Road
Harlem, Georgia 30814

Thomson Property
219 Pecan Avenue
Thomson, Georgia 30824

Warrenton Property
PO Box 2
Warrenton, Georgia 30828

and have a discussion with Glenn Hayes, Maintenance Supervisor, and Jodie G. Key, Public Housing Manager.

Director Evans said the requests made by the respective Resident Councils did not change and mentioned the additional requests for Temperature Kiosks and an awning at the Thomson Housing Authority's teller window, both requests tied to the safety of the residents which is always the forefront of EGHAP's mission. Chairperson Tutt asked why there was a need for a temperature kiosk and Director Evans replied she was trying to mimic what the courthouse have done as her entire staff is terrified of contracting COVID-19 and she wants to avoid her entire staff contracting COVID-19 like the NAHRO Presidents staff did. She said it would be put in the budget and a better conversation would take place in 2021 regarding that item. Chairperson Tutt asked if she wanted the kiosks at each location and Director Evans said she did, as well as at all 3 maintenance shops. Director Evans said a tremendous amount of money was being spent on PPE, as they are buying in bulk. Commissioner Meyer asked what PPE was being purchased and Director Evans said masks, gloves. Disposable coveralls, hand sanitizer, disinfectant wipes, disinfectant spray as well as cleaners. Chairperson Tutt asked if inventory was being kept on everything and Director Evans said, "Absolutely,".

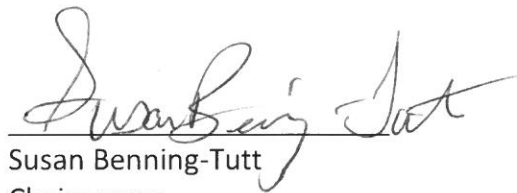
Director Evans said she had yet to complete the Personnel Budget as she awaits guidance from HUD on the ROSS Grant.

This being a work session, there was no need to approve the dismissal. The meeting ended at 7:05 p.m.

Respectfully Submitted,



Kelly S. Evans, CME
Executive Director



Susan Benning-Tutt
Chairperson