

## BOARD MEETING MINUTES

January 27, 2020

11 AM

Present: Danny Boyd, Chair  
Sandra Ervin, Vice Chair  
William Utz, Commissioner  
Jerry Benoit, Commissioner  
Pete Smith, Commissioner  
Tanya Hill-Brown, Commissioner  
Diane Haislip, Deputy Chief Executive Officer  
Dean Hadjis, Chief Financial Officer  
Gina Gibson, Director of Property Management  
Michael Hale, Director of Modernization  
Christopher Ostovitz, Director of Information Technology  
Lanita Hillen, Director of Housing Services  
Pam Walton, Director of Housing Resources  
Alex Sankov, Development Manager  
Carole Ann Brazeal, Agency Services Manager

Teleconference: Beryle Downs, Commissioner

Absent: Clifton C. Martin, Chief Executive Officer

Location: HCAAC, 7477 Baltimore-Annapolis Blvd, Third Floor, Glen Burnie, MD 21061

Quorum: Yes

### **MEETING CALLED TO ORDER AT 11:00 AM**

#### **ACKNOWLEDGEMENT OF GUESTS AND VISITORS**

Chair Boyd noted no residents in attendance.

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Chair Boyd noted no residents in attendance.

### **APPROVAL OF PREVIOUS MEETING MINUTES – December 2019**

Chair Boyd opened the discussion of the November 2019 minutes. Chair Boyd asked for a motion to approve the minutes. Motion made by Commissioner Downs, seconded by Commissioner Benoit, all in favor and December 2019 Minutes were approved.

### **BUSINESS AGENDA**

Chair Boyd moved on to the first item on the business agenda, Resolution to approve the amended and restated Bylaws of the Housing Commission of Anne Arundel County #667. Chair Boyd previously requested a review and update of the current By-Laws of the Housing Commission of Anne Arundel County to insure that the By-Laws clearly reflected the vision, mission and goals of the Board of Commissioners and the agency; and that amendments and addenda were correctly incorporated within. The Board agreed and created a committee to review and update the By-Laws and has determined the proposed changes are necessary in the efficient operation, direction, workflow, decision making and coordination of the Board of Commissioners for the purpose of serving the citizens of the jurisdiction. The proposed revisions were reviewed by Board of Commissioners, Executive Staff, and Legal Counsel and presented to the Board electronically prior to the January 27, 2020 regular board meeting for approval and incorporation. After much discussion, the Board agreed to revisit the By-Laws for further discussion and present the resolution at the next Board Meeting.

## **BUSINESS AGENDA**

Chair Boyd moved on to the next item on the business agenda, Chief Executive Officer Report.

- Ms. Haislip said there have been several issues raised at Freetown Village during the past two weeks by the investor and the state. After review of our last three months of financials, both parties raised some issues about meeting thresholds that were required. We were confident that we surpassed those thresholds, however the investor used different formulas to derive them. This impacts the payment of the bonds on February 1 and could have a serious impact on the deal and the state. We are working consistently to mediate the impact and are on daily calls with the investor and CDA to resolve.
- Ms. Haislip said HUD has issued the RCC (right to close) for Meade Village. Residents in over housed units are being moved, 24 corporate units set aside for relocation. Closing may be in late February now due to county changes.
- Ms. Haislip said we have decided now to resubmit CHAP applications on Glen Square and Stoney Hill as the first of the remaining 4 sites to move forward. Moseley Architects is reviewing the site at Glen Square to propose if new units can be added on the site.  
More news on this will come later.
- Ms. Haislip said we will continue to explore opportunities on all of the other developments. We just received a survey of the Attman lot and egress that we are reviewing. We now own the parcel in Severna Park and are analyzing its potential. We continue to receive contacts from private developers looking into partnerships.

## **REVIEW OF MONTHLY DASHBOARD**

Chair Boyd moved on to the Dashboard.

Vice chair Ervin pointed out the repairs at 7481 Baltimore-Annapolis Blvd. Ms. Gibson stated the Anne Arundel Mental Health Agency is renting the space. The space has been updated and they will be repaying \$90,000 over the next five years in addition to signing a 10-year lease agreement.

Commissioner Ervin stated she would like to see all the expenses listed for the Southwest credit card as in the past reports.

Commissioner Benoit said he was researching the PBV waitlist and would provide additional information once received.

## **OLD BUSINESS**

Chair Boyd moved on to Old Business.

Commissioner Benoit asked how we are managing our waitlist. Discussion followed and Ms. Haislip said she will await the additional information for review.

Chair Boyd brought up the discussion pertaining to the last "Closed Session" saying the Board can approve subject discussed and vote now if no discussion. The Board was all in favor to vote now. Chair Boyd asked for a motion to approve the Closed Session discussion. Motion made by Commissioner Smith, seconded by Commissioner Ervin, all in favor.

## **NEW BUSINESS/ANNOUNCEMENTS**

Chair Boyd moved on to New Business /Announcements.

A one-and-a-half-day Commissioner's Fundamentals training will be held on February 24th and 25th, 2020. Information will be emailed.

The next Board Meeting will be held at 1pm on the 25th.

## **ADJOURNMENT**

Chair Boyd moved to adjourn. Chair Boyd asked for a motion. Commissioner Downs made the motion, Commissioner Hill-Brown seconded and the regular meeting was adjourned at 12:50 PM