

BOARD MEETING MINUTES

August 17, 2020

11:00 AM

Present: Danny Boyd, Chair
Sandra Ervin, Vice Chair
Pete Smith, Commissioner
Jerry Benoit, Commissioner
Beryle Downs, Commissioner
Carrie Riley, Legal Counsel
Clifton C. Martin, Chief Executive Officer
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
Carole Ann Brazeal, Agency Services Manager

Absent: William Utz, Commissioner
Tanya Hill-Brown, Commissioner

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

Quorum: Yes

MEETING CALLED TO ORDER AT 11 AM

****NOTE**** - Due to the ongoing Covid-19 pandemic Commissioners participated virtually and employees participated virtually and from the nap office while social distancing.

APPROVAL OF PREVIOUS MEETING MINUTES

Chair Boyd asked if there are any comments regarding the July 2020 minutes. Commissioner Downs stated she felt her concerns regarding security issues presented during the July meeting were not adequately expressed in the minutes and asked Mr. Martin to update. Chair Boyd asked for a motion to approve the July minutes with updates. Commissioner Downs made the motion, seconded by Commissioner Benoit and the July 2020 minutes were approved.

BUSINESS AGENDA

RESOLUTIONS IN SUPPORT OF PARTNERSHIPS FOR NEW HOUSING:

- The NRP Group LLC - Resolution #672 and Green Street Housing - Resolution #673: The two partnerships will provide us with an upfront developer fee and a percentage of ownership in the project. This will provide us with the possibility of ongoing income from each community that is unrestricted.

AUDIT UPDATE AND DISCUSSION - DUE TO HUD ON 9/30/2020

Chief Financial Officer Hadjis gave an update on Fiscal Year 2020 audit. Previous Directors transactions caused issues. HUD came in to help clean up. The audit is in the final review stage. There are possibly 3 findings.

CHIEF EXECUTIVE OFFICER REPORT

CEO Martin reported:

COVID-19 UPDATE: HCAAC is in a modified return to work policy now. All administrative employees are telecommuting and in the office on individual schedules determined by their supervisors. Everyone is now back in the office at least 2 days per week.

RAD UPDATE - MEADE VILLAGE: The project continues.

RAD UPDATE - ALL OTHERS: HCAAC has been awarded the CHAP for Glen Square and Stoney Hill as the first of the remaining 4 sites to move forward. Moseley Architects have reviewed the site at Glen Square and are proposing now to add units on the site. We have submitted the revised applications to HUD for these sites and awaiting approval and notification of our CHAP.

DEVELOPMENT FUTURE: We continue working on all of the other possible sites at this time. We just received a survey of the Attman lot and egress that we are reviewing. We now own the parcel in Severna Park and the owners of the adjacent parcel are trying to sell that to us.

THE DOLL APARTMENTS: The owners have rejected our offer and will not counter offer at this time.

REVIEW OF MONTHLY DASHBOARD

Chair Boyd moved on to the Dashboard. CEO Martin discussed Section 1: Financial Reports and their importance.

OLD BUSINESS

Chair Boyd moved on to Old Business. No old business.

NEW BUSINESS

Chair Boyd moved on to New Business. No new business.

ADJOURNMENT

Chair Boyd moved to adjourn. Chair Boyd asked for a motion. Commissioner Downs made the motion and the regular meeting was adjourned at 1:04 PM.