

**BOARD MEETING AGENDA
DECEMBER 21, 2020
AT 11 AM**

Present: Danny Boyd, Chair
Sandra Ervin, Vice Chair
William Utz, Commissioner
Beryle Downs, Commissioner
Tanya Brown, Commissioner
Clifton C. Martin, Chief Executive Officer
Diane Haislip, Deputy Chief Executive Officer
Dean Hadjis, Chief Financial Officer
Gina Gibson, Director of Asset 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
Carrie Blackburn-Riley, Legal Counsel (closed session only)

Absent: Pete Smith, Commissioner
Jerry Benoit, Commissioner

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

Quorum: Yes

MEETING CALLED TO ORDER

Chair Boyd called the meeting to order at 11am.

ACKNOWLEDGEMENT OF GUESTS AND VISITORS

Chair Boyd noted there are no guests or visitors present.

****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 minutes of the Board Meeting held on November 16, 2020, one typo found to be corrected. Chair Boyd asked for a motion to approve the minutes with correction. Vice Chair Ervin made the motion, seconded by Commissioner Brown, all in favor and the November 2020 minutes were approved.

BUSINESS AGENDA

APPROVAL OF ANNUAL BUDGETS – CALENDAR YEAR 2021 - RESOLUTION #679

The CEO and Chief Financial Officer presented the CY 2021 Annual Budget. The Commissioners discussed the budget and it was noted that the budget can be amended if needed. A review of the CY2021 Annual Budget will be held at the June 2021 Board Meeting. Chair Boyd asked for a motion to approve the CY 2021 Annual Budget noting it can be amended. Vice Chair Ervin made the motion, seconded by Commissioner Brown, all in favor and Resolution #679 was approved.

CEO COMMUNICATION

UPDATE ON SEVERN ISSUES: The CEO stated he initiated multiple conversations with the county and the staff regarding the ongoing violence issues in and around our community. The shootings on the county football fields were senseless. We have started a multifaceted approach to face this using the Gun Violence Task Force, the Clergy, the County and the Police. Also, we are engaging families in Meade Village via a Town Hall held by Zoom to discuss community based issues. This Town Hall provided the staff with some important and critical information to be used internally and with the County. We have also scheduled a variety of events and engagement opportunities with the clergy, Tunnel Vision, the Maryland Re-Entry Program, the Police and the county. The first meeting will be December 23. Commissioner Downs stated that she has strong concerns about the current status of the Security Patrol and what has been shared about how they interact (or not) with our residents; and that we should consider a thorough review and analysis of continuing that contract. At this point an exchange occurred that the CEO and board decided needed legal guidance and decided upon a closed session at the end of the meeting.

RAD UPDATE- MEADE VILLAGE: Progress continues at the community and we have now completed 26 townhomes to date. HUD has finished their documentary video of the site in early November and will share with me a final draft of the product soon.

RAD UPDATE - ALL OTHERS: Moseley Architects have reviewed the site at Glen Square and are proposing now to add units in the existing building. We have advertised for a new General Contractor for Glen Square and Stoney Hill so that we can put together the financing plan and application for funding to MD DHCD. Once we do that, the project will quickly begin to move down the path to closing in late 2021.

DEVELOPMENT FUTURE: We continue working on all of the other possible sites at this time. We just received a survey of the Freetown II lot and egress that we are reviewing. We have had initial discussions on the purchase price and we are very far apart! The parcel at 920 Ritchie Highway has been reviewed and has significant wetland concerns. We are now seeking the opinion of an environmental architect and engineer on mitigating the issues, if possible.

NEW VENTURE: Housing Enterprises has withdrawn its purchase option on Marley Woods due to multiple significant issues.

TAFT MILLS AND GREEN STREET HOUSING: These projects remain under review by the State and will hopefully receive notification of possible awards of tax credits in December. We will update as news arrives.

REVIEW OF MONTHLY DASHBOARD

The CEO stated we are closing out the year very strong, noting that rent receivables continue to be low and our reserves are very strong. We are waiting on our next developer fee.

OLD BUSINESS

None

NEW BUSINESS/ANNOUNCEMENTS

The CEO stated the CARES ACT has provided funding to for changes/upgrades to our software and acquire computer laptops for each employee to allow working remotely during the Covid pandemic and ongoing. Laptops are also available for Board Commissioners if needed, upon request.

CLOSED SESSION

The Board decided to move into a Closed Session with the guidance of Legal Counsel to discuss a contract. Chair Boyd asked for a motion to enter a Closed Meeting. Commissioner Downs made the motion. Seconded by Commissioner Brown, all in favor and the regular meeting moved into the closed session.

Chair Boyd asked for a motion to adjourn the Closed Session and enter back into the regular meeting. Commissioner Downs made the motion. Seconded by Commissioner Brown, all in favor and the regular meeting was opened.

ADJOURNMENT

Chair Boyd asked for a motion to adjourn the regular Board Meeting. Commissioner Ervin made the motion. Seconded by Commissioner Brown and the regular meeting was closed at 1:30pm.