

**HOUSING AUTHORITY OF
ST. MARY'S COUNTY, MARYLAND
BOARD OF COMMISSIONERS MEETING**
Meeting held January 11, 2012

MINUTES

Present: Robert Gant, Jr., Chair, Commissioner
Jan Barnes, Co-Vice Chair, Commissioner
Joan Gelrud, Co-Vice Chair, Commissioner
Andrew Kozak, Commissioner
Agnes Butler, Commissioner
Darlene Johnson, Commissioner
Dennis L. Nicholson, Secretary
Patricia Stebbing, Recorder

Call To Order:

The meeting was called to order by Dennis Nicholson at 5:40 p.m.

Consideration of Minutes

Minutes from previous Housing Authority Board meeting on November 9, 2011, were reviewed and discussed. Motion to approve minutes with one edit, Page 2, 2nd paragraph to be changed to read; "...shortfall is due to the result of losing the economy to scale and the County's reimbursable support", by R. Gant, and seconded by J. Barnes. All in favor. Motion carried. Minutes approved with edit.

Greenview Village Apartments Renovation

Renovations to be completed in May. Tight budget has impact on 2012 expenses. There are 5 boilers/hot water heaters that need to be replaced. Until renovations are completed, Housing Authority cannot go to the State to request to petition putting the boilers into the renovation budget.

Housing Authority Debt Burden

Housing Authority has had communications with Osprey Development regarding available properties in St. Mary's County to be acquired and renovated. Suggesting to combined Crossroads Apartments, Greenview Village Apartments and the Gateways Apartments into one package. Osprey Development countered asking if the Housing Authority would be willing to sell the residential components of the gateways. Housing Authority responded stating they would consider. No formal offer has been made to date. Housing Authority has to keep in mind that Osprey Development has no focus on affordable housing, income requirements and no rent ceiling requirements. If the Housing Authority would not gain from the sale, then it would reduce the Housing Authority debt burden on residential components but properties would not be retained as affordable housing.

Review of Housing Authorities Response to Letter from J. Savich

Housing Authority has drafted a letter response to John Savich providing detailed answers to the County's questions regarding the transfer to privatization. The Housing Authority Board has been asked to give suggestions for Executive Summary to be included with packet. Dennis Nicholson has provided a Narrative to be included in the packet that gives an overview of the Housing Authorities needs and future projections based on information provided by both Murray, Wamsley & Schrader, Inc. and Murphy & Murphy. Housing Authority expects a shortfall of cash projected through the recent audits performed and has decided to address concerns with the County to request funding before privatizing (separation). Based on no growth in revenue and a reduction in federal funding, the Housing Authority projects a flat trend into 2013 and may need County funding support in the amount of \$124,000.00 and a total estimated at \$382,000.00 to cover 3 years and transition to privatization. Board has agreed on how to address the Letter from John Savich and requests that the Executive Summary provide signature spaces for each Board member to show that it was a collaborative effort.

Motion to adjourn

Motion to adjourn by R. Gant, Jr., seconded by J. Barnes. All in favor. Motion carried.
Quorum Broken - Meeting adjourned at approximately 7:43 p.m.

SUBMITTED:

ACCEPTED BY:

Dennis L. Nicholson, Secretary

Robert Gant Jr., Chair