

**HOUSING AUTHORITY OF  
ST. MARY'S COUNTY, MARYLAND  
BOARD OF COMMISSIONERS MEETING**  
Meeting held May 12, 2010

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**MINUTES**

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**Present:**

Robert Gant, Jr., Chair, Commissioner  
Agnes Butler, Commissioner  
Stephanie Proctor, Commissioner  
Andrew Kozak, Commissioner  
Joan Gelrud, Commissioner  
Dennis L. Nicholson, Secretary  
Crystal Wojciechowski, Recorder

**Call To Order:**

The meeting was called to order by Dennis Nicholson at 5:56 p.m.

**Joint Memorandum of Understanding-Indian Bridge Apartments**

On May 18, 2010 the Housing Authority will go before the Board of County Commissioners (BOCC) and lock in the \$130,000 of County budgeted money towards the installation of a fire suppression sprinkler system at Indian Bridge Apartments. R. Gant, Jr. and D. Nicholson met with Commissioners Raley and Mattingly the previous month to discuss BOCC support in sprinkler installation to leverage Community Development Block Grant (CDBG) money.

**Indian Bridge Apartments (IBA) Fire Suppression Sprinkler System**

Indian Bridge consists of twelve (12) two-story buildings. The sprinkler system developed for IBA will be much less complex than the current sprinkler system in the Gateways. The CDBG application for filling the funding gap in installation will be due next Friday, May 21, 2010. In order to receive full points on the CDBG State application, 25% of the cost of installation of sprinkler system must be locally pledged. At this time there is no money guaranteed in the rehabilitation loan to complete the installation of sprinklers without the CDBG grant.

**Agreement for Payment in Lieu of Taxes (PILOT)**

The Housing Authority will bring the PILOT to the BOCC in June. Currently, Indian Bridge Apartments is not paying property taxes because Four Rivers is tax exempt. The PILOT agreement is being required by the State.

**Revenues & Expenses Pie Chart**

The revenues and expenses pie chart has been updated to include quarterly spreadsheets of the five major housing authority funds to be able to see net loss or gain at a glance. Housing Commissioners stated that these charts would be more helpful and better to read

if they were able to see the “full picture” that might include a quarterly or year-to-date roll-up.

**The Gateways**

D. Nicholson would like to discuss with the Community Bank of Tri-County the possibility of lowering the interest rate from 7.75 % to 5.75 % as well as finding a fixed rate mortgage that would bring monthly costs down dramatically. Other options include approaching other banks like PNC to find fixed rates with lower interest.

**Motion to adjourn**

Motion to adjourn by Agnes Butler, Seconded by Robert Gant, Jr.. All in favor. Motion carried.

Quorum Broken - Meeting adjourned at approximately 8:16 p.m.

SUBMITTED:

ACCEPTED BY:

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Dennis L. Nicholson, Secretary

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Robert Gant Jr., Chair