

MINUTES OF THE MARCH 16, 2017 REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF FAYETTEVILLE, ARKANSAS

The Housing Authority of the City of Fayetteville, Arkansas met in Regular Session at 6:00 p.m. on, March 16, 2017, in the City Administration Building, Room #111, Fayetteville, AR.

Mike Emery, Chair Person, called the meeting to order at approximately 6:00 p.m.

Commissioners Present: Mike Emery, Chris White, Chris Terry, and Laurence McMahon

Commissioners Absent: Carma Unruh

Others Present: Deniece Smiley (Fayetteville Housing Authority) and Rick Shelton of Coldwell Banker Harris McHaney & Faucette and Vlad P. Tatter, Mark Swafford with Age Friendly Fayetteville.

NEW BUSINESS

- A. Approval of Minutes of January 2017 Regular Board Meeting – Chris White made the motion to accept the minutes as presented and Chris Terry seconded it. The board voted unanimously to approve the minutes.
- B. Approval of December 2016 FHA Program Balance Sheets & Income Statements and January 2017 Accounts Payable Summary. Chris White made a motion to accept the financial records as presented and Chris Terry seconded it. The board voted unanimously to approve.
- C. Approval of January 2017 FHA Program Balance Sheets & Income Statements and February 2017 Accounts Payable Summary. Chris White made a motion to accept the financial records as presented and Chris Terry seconded it. The board voted unanimously to approve.
- D. Approval of Resolution No. 1069 – Updating policy to write off checks from the Fayetteville Housing Authority Funds – Chris Terry made the motion to approve Resolution No. 1069 and Laurence McMahon seconded it. The board voted unanimously to approve.
- E. Approval of Resolution No. 1070 – To void checks issued from Fayetteville Housing Authority Funds Outstanding over 90 days from date of Issuance – Chris

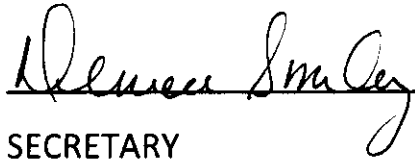
Terry made the motion to approve Resolution No. 1070 and Laurence McMahon seconded it. The board voted unanimously to approve.

- F. Approval of Resolution No. 1071 – To set a Five Year Phase-In Period of Tenant Rent Increases that is more than the greater of 10% or \$25 as result of RAD Conversion – Chris White made the motion to approve Resolution No. 1071 and Chris Terry seconded it. The board voted unanimously to approve.
- G. Approval of Resolution No. 1072 – Authorizing the Award of Contract for kitchen renovations and floor tile installation at Hillcrest Tower. Chris Terry made the motion to approve Resolution No. 1072 and Laurence McMahon seconded it. The board voted unanimously to approve.
- H. Presentation of Data – Age Friendly Fayetteville – Mark Swafford. Mr. Swafford had previously distributed papers to board members and briefly reviewed high points. He extended use of data for any future projects.
- I. Approval of Real Estate Contract of Willow Heights Development, LLC. with Housing Authority of the City of Fayetteville. After some discussion of all the contingencies included in the contract, Chris White made a motion to move forward with the execution of the contract pending evidence that Willow Heights Development LLC was a domestic corporation with attorney approval and Consultant agreement. Chris Terry seconded it. The board voted unanimously for the execution of the contract
- J. Discussion of lease agreement with AT&T for Hillcrest Towers' Rooftop Antenna- Letters received from AT& T regarding the desire to extend lease term and the proposed fees. The board declined to accept the offer and instructed Deniece Smiley to make counteroffer and/or seek alternative companies for leasing.
- K. Updates of RAD Conversion – Morgan Manor Phase II (Willow Heights) & Low Income Tax Credit Application Pursuit. Eric Gold and Robert Beale joined our meeting by phone conference and went over submitted letter to board regarding the Morgan Manor Phase II project and the application process for the low income tax credits. They requested that the board authorize Deniece Smiley, Secretary, and Executive Director to execute the Willow Heights Development, LLC real estate contract and Option to Lease agreement for Morgan Manor vacant property and a revision of developer's agreement. Chris White made a motion to authorize Ms. Smiley to execute the agreements upon legal counsel review. Chris Terry seconded. The board voted unanimously to approve.

L. Executive Director's Report – Deniece Smiley read her report.

The meeting was adjourned by Mike Emery. The next regular scheduled board meeting is April 20, 2017.

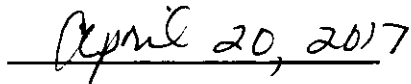
ATTEST:


SECRETARY

THE HOUSING AUTHORITY OF
CITY OF FAYETTEVILLE, ARKANSAS



CHAIRMAN



DATE