

FAYETTEVILLE HOUSING AUTHORITY  
Special Meeting Minutes  
THURSDAY, AUGUST 19<sup>th</sup>, 2021, 4:00 pm  
Via Zoom

**I. Call to Order**

The special meeting of the Fayetteville Housing Authority Board of Commissioners was called to order at 4:05 pm on Thursday, August 19, 2021. The stated purpose of this meeting was to discuss an agency management improvement plan and a personnel matter.

**II. Roll Call**

Commissioners Terry, Breashears, Jones, and Paxton were in attendance, forming a quorum. Additionally in attendance: Gerald Turner (HEAL Collective), Jim Crouch (Attorney), Director of Housing Butler, Interim Deputy Director Dempsey, members of FHA staff, members of the public

Absent: Commissioner Bensinger, Interim Executive Director Berry

**III. Announcements**

**A. Review of meeting decorum protocols**

Chair Terry reviewed meeting decorum protocols and affirmed quorum.

**B. Interim Executive Director Berry's Absence**

Director of Housing Butler attended as the representative member of the FHA staff leadership team.

**Review and Approval of Agenda**

No items can be added to the agenda due to a Commissioner's absence. There was discussion to postpone the personnel matter due to the absence of a commissioner. There was a clarification that, for the purposes of calling an executive session, of the personnel matter as relating to the resignation

A motion was made to approve the agenda as amended. The motion was seconded, and passed unanimously.

**IV. Public Comment**

Jen Cole, Hillcrest resident, asked about forward movement for the search for a new Executive Director in light of the recent resignation of the Interim Executive Director.

**V. New Business**

**A. Agency Stabilization Plan Contract for services with HEAL Collective for a management improvement plan**

Chair Terry gave a general overview of the purpose of the contract and Gerald Turner's CV.

Gerald Turner, of HEAL Collective, introduced himself and gave a general view of his purpose. Chair Terry reviewed the proposal and contract for services in creating and executing a management improvement plan, and for gathering records requested by the HUD Regional Field Office.

Attorney Crouch gave his opinion regarding the use of a third-party contractor for responding to HUD inquiries. There was discussion of the term 'emergency' and 'sole proprietor' regarding the procurement policy and the contract language.

There was discussion regarding the finance subcontractor, Lisa McCullough, and the scope of Mr. Turner's responsibilities within the contract for a management improvement plan.

Mr. Turner spoke about typical issues regarding financing of instrumentalities such as FHA Development Inc., and gave general context for those issues. There was further discussion of how funding is set up for instrumentalities.

There was discussion regarding cost estimate, and reviewing the list of requests by HUD. Mr. Turner clarified that there was not a way to produce a balance sheet and income statement in between finalized financial statements.

Commissioner Paxton stated his appreciation for Mr. Turner's time and service, expressed a desire for more time for review and discussion, and gave his support for the contract.

A motion was made to approve the contract as presented with the possibility for minor edits and pending approval from the HUD Field Office representative. The motion was seconded and the floor was opened for members of FHA staff comments.

Director of Housing Butler expressed concern about possible duplicative services and payment for those services between Mr. Turner's contract and the currently contractor for managing CFP funds. She asked how this work would address the issue of misuse of Section 9 funds as validated by HUD, and whether the use of 'emergency' was appropriate. She strongly advised receiving HUD authorization before approving the contract.

Attorney Crouch reviewed the conversation with HUD regarding the repayment of FHA Development arrears to FHA.

Interim Deputy Director Dempsey supported Director of Housing Butler's statement. She clarified the timeline of HUD Communications and reviewed the current good standing of Section 8 funds. She gave her opinion that Mr. Turner's work was not a viable source for services regarding projected budgets and analysis.

Ms. Cole expressed her appreciation for Mr. Turner addressing trust between staff and residents, and asked about his plan to do so. Chair Terry reviewed Sheila Posey's work with the resident survey.

A vote was called, and the motion passed unanimously.

## **B. Personnel matter – Resignation of Interim Executive Director**

There was a motion to move into Executive Session to discuss the resignation of Interim Executive Director Berry. The motion was seconded, and the question was called and passed unanimously.

**VI. Executive Session**

The Board entered Executive Session to review the letter of resignation provided by the former Interim Executive Director.

The Board accepted the resignation as presented for Interim Executive Director Berry, effective September 1, 2021. The motion was made and seconded. The question was called, and the motion passed unanimously.

**VII. Adjournment**

The meeting was adjourned at 6:28 PM.