

FHA Development Inc.

Meeting Minutes

May 28, 2020

I. Call to order

Meeting called to order the regular meeting of the FHA Development Inc. on May 28, 2020 at 6:34PM at the Fayetteville Housing Authority office, via Zoom, by Chair Terry.

II. Roll call

Director Terry conducted a roll call. The following Directors were present: Director Rios-Stafford, Director Bensing, Director Breashears, Director McMahon and Director Terry. Housing Authority staff: Executive Director Belford, along with members of the public and the press

III. Approval of Minutes

April 30, 2020 minutes were tabled until June meeting

IV. Old Business

- Amendment to Resolution #15 Property Purchase of Deane Street. We have been working with multiple banks and other avenues to fund the purchase of all properties. The plan is to continue to move forward purchasing properties. Motion to approve amendment of Resolution #15 to allow the Executive Director to move forward with the purchase. All in favor. Motion approved.
- Resolution #17 & #18 Spoke to seller to lease with the intention to purchase instead of owner finance for properties at Dunn Avenue and West End. We have locked in the purchase price and we will be able to improve properties without changing what we pay the seller. Attorney is writing lease. We want a 12-month lease with intent to purchase to allow us time to gain financing. All in favor. Motion approved.

V. New Business

- **Discussion:** Regarding RFP 2020-04-22 and Cardinal Capital Management. It was discussed how much is known about them and how amendable they will be with any changes. There has been meeting regarding their methodology and compared it to what Executive Director Belford has already researched. We have references and a very thorough RFP submission. There were various slides to back up the amount that can be charged for rent as well as how much will be voucher. There was discussion if more units were needed to make the project financially viable and realistically priced appropriately for most citizens. It was decided to have further conversation with Cardinal Capital Management in this regard. We are asking them to propose units that are more than 100% AMI.

- Resolution #21 Authorization for Executive Director to proceed with MOU with Cardinal Capital Management. This resolution was part of the discussion. Director Breashears moved to approved Resolution #21. Director Rios-Stafford seconded. All in favor. Motion passed.

VI. Adjournment

Meeting adjourned the meeting at 8:00PM.