

# FHA Development Inc

## Meeting Minutes

Thursday, November 21, 2019

City Hall Room 111, 113 West Mountain Street, Fayetteville AR

### **I. Call to Order**

Chair Terry called to order the meeting of the Fayetteville Housing Authority Development Board of Directors at 10:48 p.m. on Thursday, November 21, 2019 at Fayetteville City Hall Room 111, 113 West Mountain Street, Fayetteville, AR 72701

### **II. Roll Call**

Chair Terry Conducted a roll call. The following directors were in attendance: Director Terry, Director Bensinger, Director Breashears, Director McMahan, and Director Stafford. Also, in attendance: Executive Director of the Fayetteville Housing Authority, Angela Belford, Deputy Director, John Berry and members of the public.

### **III. Approval of Minutes**

Director McMahan moved to approve the minutes from the last meeting, Director Bensinger, seconded the motion, all directors voted in favor of the approval of the minutes.

### **IV. Old Business**

**A. Northgate Update** Executive Director Belford informed the Board, that originally it was thought that relocation grant could be used to cover the rent of those living at North Gate that were displaced by the Hillcrest Tower renovation; this is not the case. Utilities (water, sewer, electric) can be billed to the relocation grant as they are expenses that are incurred from the displaced residence living in North Gate.

Executive Director Belford that she was able to obtain an energy efficient rebate by replacing the old windows in the North Gate property with energy efficient windows.

Executive Director Belford is working with a civil engineer on plans to change the grade of the driveway at North Gate. As part of the new driveway plan, the City of Fayetteville will add new sidewalks to the area. This will reduce the overall cost of the project and make it safer for those who use the lot. When the grade is changed, a new retaining wall will be added to the front of the units. After the driveway the next project will be the replacement of the roof and the addition of insulation. Price quotes will also be needed for hot water tank replacements.

Executive Director Belford indicated that she had researched converting the power source for North Gate to solar generated power, but it was not economically feasible.

A small office will be provided for community partners to use, at North Gate.

### **V. New Business**

#### **A. West Ave purchase from Fayetteville Housing Authority**

A discussion occurred, among the Directors, on the purchase of the West Ave and Meadow easement from the Fayetteville Housing Authority (the City will then purchase from FHA Development). Director Terry moved; Director Bensinger second, and all Directors voted in favor of the purchase.

#### **B. Purchase of the property owned by Hawkeye Property Management**

Executive Director Belford discussed the 4 property locations (West End, Dunn Ave, 12 Street-adjacent to

Morgan Manor, and the Deanne/Porter street location 108 units). The asking price is \$4.5 M an additional investment of approximately \$1.5 M would be required to renovate the properties (the properties are structurally sound but will need cosmetic renovations). We will need to add 1 administrative person and 1 maintenance person (\$70,000 funded as part of the pro-forma); will generate an additional \$62,000 profit a year

Executive Director Belford contacted the bank and would need to have an appraisal of the property.

Board thoughts and feedback. Directors would like to drive around and look at the properties.

Executive Director Belford shared with the Board the plans for development at all of the FHA properties.

**C. Election of officers**

Director Terry was nominated to the position of chair, Director Stafford to Vice-Chair all voted yes.

**D. Adjourn**