

FHA DEVELOPMENT, INC.
Regular Meeting Minutes
Monday, January 25, 2021, 5:00 pm
Via Zoom

I. Call to Order

Director Terry called to order the regular meeting of the FHA Development, Inc. Board of Directors at 5:00 pm on Monday, January 25, 2021 via Zoom.

II. Roll Call

Director Terry conducted roll call. In attendance were: Director Breashears, Director McMahon, Director Bensinger, Executive Director Belford. Additionally, in attendance: CDI Contractors, Cardinal Capital, Deputy Director Berry & Resident Researcher Hinton

Absent: Director Jones

III. New Business

A. Construction Manager at Risk Presentation: CDI Contractors

The CDI Contractors introduced themselves and their previous work, with discussion on how it would relate to the current Hillcrest Towers.

B. Resolution 29: Authorization for Executive Director to negotiate and sign agreement with CDI Contractors as Construction Manager at Risk

The directors discussed whether they should focus on finances first before focusing on the resolutions. Cardinal Capital clarified the role of a Construction Manager and how it plays into the pre-construction process.

There was discussion regarding the contract and current exit strategy.

Director Breashears motioned to pass Resolution #29, Director Bensinger seconded the motion. Motion #29 passed unanimously.

C. Market Study Presentation: Cardinal Capital

Cardinal Capital- Thomas Harris and Dave Lyons- reviewed the market study. Mr. Lyons led the presentation, going over the data provided by the market analyst.

A discussion was initiated over finances and stabilization, as well as an assessment of the market study.

D. Food Insecurity Assessment and Mobile Food Pantry (UAMS Grant) Presentation – John Berry, Deputy Director & Chandra Hinton, Resident Researcher

Chandra Hinton reviewed the food insecurity study conducted on-site at three FHA sites, Section 8, and people on the waitlist. She went over the questions and compared of the results between different populations.

Discussion was initiated regarding sample size, survey responses, and next steps. Overall, everyone who responded to the survey had some level of food insecurity and/or hunger. Survey respondents wanted access to fresh items they could pick out themselves via mobile food pantry.

Deputy Director Berry discussed preliminary analysis and how the data could inform a food system collaborative.

E. Officer Elections

Chair and Vice Chair were up for election.

Director Terry made a motion to table officer elections to February pursuant to Officer elections of the FHA commission. Director Bensinger seconded the motion. The motion passed with three Ayes and one Nay.

F. Resolution 30: Authorization to purchase HVAC units with thermostat for Magnolia Court

Executive Director Belford reviewed the benefits of upgrading HVAC units for Magnolia Court and the purchasing cost, followed by a discussion about the renovation budget.

Director Breashears motioned to pass Resolution #30, seconded by Director Bensinger. The motion passed unanimously.

G. Resolution 31: Budget Adjustment for executive salary allocation

Executive Director Belford proposed reducing executive salaries to allow more money towards the Housing programs.

Director Bensinger motioned to adopt Resolution #31, seconded by Director Breashears. The motion passed unanimously.

H. Resolution 32: Charge Off former tenants' past-due rent

Executive Director Belford went over the total amount of past-due rent owed by people who moved, abandoned the unit, or otherwise are no longer participating.

There was discussion about ways to reduce past-charge rent for next quarter as well as the current challenges during the pandemic.

Director McMahon motioned to approve Resolution #32. Director Terry seconded the motion. The motion passed unanimously, though Director Bensinger was no longer present.

I. Resolution 33: Excellerate Foundation request for low interest loan for pre-development costs

Executive Director Belford reviewed the possibility of receiving a loan from the Excellerate Foundation to cover the Hillcrest Towers project. Discussion occurred about the details of the transaction as well as repayment.

Director McMahon motioned to adopt Resolution #33. Director Terry seconded the motion. The motion passed unanimously.

J. Update: 5 houses adjacent to White Sage Flats

Executive Director Belford updated the Board as to the current conversation with the owner. This was followed by brief discussion of the floodplain problem.

K. Discussion: Mission Statement

It was noted that the mission statement discussion could be tabled due to the absences. There was discussion about current policies and procedures in place for both FHA Development and FHA.

It was suggested coming back to this in the February meeting, as well as adding a February agenda item regarding Seeds that Feeds equipment.

A conversation was initiated regarding the UAMS grant money and transparency regarding finances.

L. Approval of Minutes of Regular Board Meeting September 21, 2020, October 19, 2020, November 16, 2020, December 21, 2020

Director Breashears motioned to table the minutes. Director Terry seconded the motion. The motion passed unanimously.

Director Breashears initiated a discussion regarding agenda meeting times.

IV. Adjournment

Director Terry adjourned the meeting at 9:19 pm.