

**HOUSING AUTHORITY OF
ST. MARY'S COUNTY, MARYLAND (HASM)
BOARD OF COMMISSIONERS MEETING**

Wednesday, February 27, 2019

21155 Lexwood Drive, Suite C

Lexington Park, MD 20653

MINUTES

Present:

Michelle Armsworthy, Co-Chair, Commissioner
Darlene Johnson, Co-Chair, Commissioner
Joshua Brewster, Commissioner
Agnes Butler, Commissioner
Tina Dean, Commissioner
Erin Ramos, Commissioner - Absent
Alexis Zoss, Commissioner
Dennis Nicholson, Secretary
Anita Jones, Recorder

Call To Order:

The meeting was called to order at 5:29 p.m.

Land Donation:

The Housing Authority was contacted by the property owner, M&T Bank, about a possible land donation of 7 lots on Horsehead Road in Great Mills with an approximate value of \$300,000. These lots are not feasible for development due to difficulties related to accessing road, sewer and water.

Crossroads Apartments:

HASM was approached by Rick & Tom Benefield to discuss a voluntary sale of Crossroads Apartments. Their offer for the 21 units was \$2,550,000, which is approximately \$121,400 per unit. Using a comparable sale of The Greens at Hilton Run in November, 2018 of \$38,500,000 which has significantly more units (200+), the cost per unit at Crossroads Apartments may be closer to \$80,000-\$85,000 per unit.

A motion was made by Commissioner Michelle Armsworthy to direct the Executive Director to make a counteroffer to Rick & Tom Benefield of \$85,000 per unit. The motion was seconded by Commissioner Agnes Butler and passed by unanimous vote.

Apartments at London Towne:

The Executive Director is meeting with the property owner, Dan Guenther, on Friday, March 1st to discuss whether or not Mr. Guenther may be interested in pursuing any state funds to renovate/rehabilitate the development.

Kairos/Landex & HASMC Partnership:

HASMC was approached by Vonnette Harris, the President/CEO of Kairos Development, LLC regarding a potential partnership between HASMC and Kairos/Landex for the acquisition, development and ownership of a proposed housing community to be located at the intersection of Willows Road and Meadows Drive in Lexington Park. The partnership would be similar to what HASMC has done in the past with Lexwoods Apartments and Patuxent Crossing Apartments.

A motion was made by Commissioner Michelle Armsworthy to direct the Executive Director to continue to explore the potential partnership. The motion was seconded by Commissioner Tina Dean and passed by unanimous vote.

Food Redistribution Center:

The Lexington Park Rotary, Department of Social Services and Feed St. Mary's have been discussing the need for a food redistribution center in St. Mary's County since there currently isn't one. Families in need are being serviced by various church pantries. Staff from the Lexington Park Rotary and Feed St. Mary's viewed the commercial kitchen space located at the Jarboe Center that was currently available; it was previously used by Headstart. In order to use the space a wall would have to be removed, a canopy added to make the space usable as an immediate access point. The Lexington Park Rotary has donated \$50,000 to install necessary kitchen equipment. HASMC could partner to submit a competitive grant application.

Family Unification Program Notice of Funding Availability (FUP NOFA):

HASMC's application for Fiscal Years 2017 and 2018 was not selected because the agency did not meet the minimum FUP utilization threshold eligibility requirement.

2019 Draft HASMC Budget:

The 2019 draft budget was reviewed & discussed.

2019 Draft HASMC Board Meeting Schedule:

Motion made by Commissioner Darlene Johnson to approve the 2019 HASMC Board Meeting Schedule; seconded by Commissioner Tina Dean and passed by unanimous vote.

Draft HASMC Logo:

The final version of the new logo was presented to the Board for their thoughts. It was well received.

Minutes – November 2018 and January 2019:

Motion made by Commissioner Alexis Zoss to approve the November 2018 and January 2019 minutes; seconded by Commissioner Joshua Brewster and passed by unanimous vote.

Review Financial Reports:

Financial reports were reviewed and discussed.

Weatherization Assistance Program Update:

The current DOE 2018 funding balance is \$184,463. The Performance Period began July 1, 2018 and ends June 30, 2019. The target is 30 units in this program year. Currently 11 units have been completed; 9 units in Audited status; 25 units in Work Ordered status; 1 unit in Measures Installed status; 1 unit in Invoiced status.

EmPOWER Program:

2018 budget balance is \$1,131,861 which can be leveraged with DOE funds under the Weatherization Assistance Program. The Performance Period began July 1, 2018 and ends February 28, 2021. The target is 20 units per month. Currently 40 units have been completed; 44 units in Audited status; 27 units in Work Ordered status; 3 units in Measures Installed status; 2 units in Inspected status.

Maryland Energy Assistance Program (“No Heat”):

The current MEAP 2019 budget balance is \$28,720. The Performance Period began October 1, 2018 and ends September 30, 2019. Expedited crisis service is from November 1, 2018 until March 31, 2019. Currently 3 units have been completed; 1 unit in Audited status; 2 unit in Work Ordered status.

RGGI/SEIF Program:

The current RGGI/SEIF budget balance is \$109,065. The Performance Period began July 1, 2018 and ends June 30, 2019. Expedited crisis service is from November 1, 2018 to March 31, 2019. Currently 1 unit has been completed; 1 unit in Work Ordered status; 1 unit in Measures Installed status.

TRACS Update:

February’s voucher was submitted and payment received (\$11,118); March’s voucher has been submitted (\$11,118), payment is expected on or about March 1, 2019.

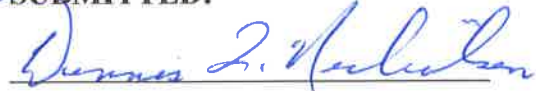
Gateways Renovation/FHLBA/AHP:

HASMC staff is in the process of preparing and submitting the final Take Down request to close out the grant.

The next meeting is March 27, 2019 at 5:15 pm.

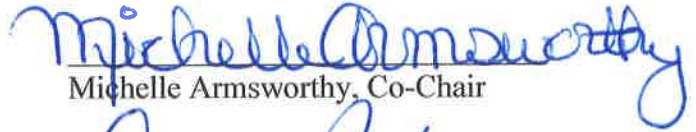
Motion to adjourn at 6:45 p.m. was made by Commissioner Joshua Brewster. The motion was seconded by Commissioner Michelle Armsworthy and passed by unanimous vote.

SUBMITTED:



Dennis L. Nicholson
Executive Director

ACCEPTED BY:



Michelle Armsworthy, Co-Chair



Darlene Johnson, Co-Chair