

MINUTES
Of a

**"Special Call Re-Scheduled Board Meeting"
"BRHA December Board Meeting"**

December 17, 2024, at 3:00 pm
for

The Housing Authority of the City of Blue Ridge, Georgia

Chairperson Thompson noted, this is a Special Called Rescheduled December monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on December 17, 2024, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. Original Date was 12-12-24

Commissioners present were as follows:

Donna Thompson – Board Chair
Ginger Rogers – Board Member
Grant Fitts – Board Member
Dale Greene- Board Member
Teresa Skinner -Resident Board Member

"Ayes":

Ginger Rogers
Donna Thompson
Grant Fitts
Dale Greene
Teresa Skinner

Commissioners not present were as follows:

N/A

"Nays":

None

a) Call meeting to order.

Chairperson Thompson called meeting to order at 3:01 pm

Roll-Call vote - Present – Donna Thompson, Ginger Rogers, Grant Fitts, Dale Greene and Teresa Skinner

Not Present – N/A

b) Approval of 12-17-2024 Special Called Board Agenda.

Motion made to approve agenda.

Motion – Ginger Rogers, second – Teresa Skinner Approved – Unanimous

c) Approval of 11-14-2024 Board Minutes. No Executive Session Affidavit for 11/14/24

Motion made to approve minutes for 11-14-24

Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

d) Board Chair and Vice Chair – "Item Tabled from 11-14-24" - This process does not have to

change but it can be done during the Annual Board Meeting, per the BRHA By-Laws; current Board Chair – Donna Thompson New Board member, Dale Green, begins his 5-year term beginning December 1, 2024. Dale Greene is replacing the former V. Chair Laura Ray, so a new V. Chair is to be approved.

Motion made to approve Donna Thompson as Board Chair and Grant Fitts as Vice Chair

Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

e) Approval for the 2025 BRHA Resident Commissioner appointment recommendation – the 30-day resident solicitation started November 1, 2024, and concluded on November 30, 2024. Motion made to approve the recommendation to the mayor for appointing Teresa Skinner to an additional 1-year term as resident commissioner.

Motion – Donna Thompson; Second – Ginger Rogers. Approved – Unanimous

f) Approve 2025 Budget

Motion made to approve the 2025 Original Budget.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous

g) Discussion – BRHA, D3G and general resident related December 2024 newsletter.

1. BRHA December Newsletter
2. City Water Piping Notice dated 11-15-24
3. Status with D3G
4. Any additional Related Housing, HUD and/or Resident Information

No Action Taken.

h) Public Comment – No Comments

i) Adjourn to Executive Session. – To discuss end of the year personnel matters.

Motion made to adjourn to executive session

Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous – 3:49 pm

Adjourn from Executive Session

Motion made to adjourn from executive session.

Motion – Dale Greene; Second – Ginger Rogers. Approved – Unanimous – 4:10 pm

Executive Session affidavit will be executed at the January 2025 board meeting.

a) Motion made on approving 2024 annual performance incentives as discussed.

Motion – Ginger Rogers; Second Grant Fitts. Approved – Unanimous

j) Adjourn Meeting.

The Meeting was adjourned.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous – 4:11 pm

Respectfully submitted: Traver Aiken – Executive Director/Secretary

Traver Aiken
Traver Aiken – Secretary

Date

1-16-2025

Date

Donna Thompson -Chairperson

Or

Grant Fitts - Vice-Chairperson

Date

Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net

HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1
BLUE RIDGE, GA. 30513
PHONE: 706-632-5742 FAX: 706-632-2406

Dale Greene – Board Member
Ginger Rogers – Board Member
Grant Fitts – Board Member
Donna Thompson – Board Member
Teresa Skinner – Resident Board Member

EXECUTIVE SESSION AFFIDAVIT

Comes now, before the undersigned officer duly authorized to administer oaths, the Housing Authority of the City of Blue Ridge Executive Director, and Board of Commissioners, who after duly sworn, state under oath as follows:

1.

I am either the Executive Director or a Board member, and I am over eighteen years of age, and am an appointed officer of the Board of Commissioners of the Housing Authority of the City of Blue Ridge, Georgia. My position on the Board of Commissioners is either Executive Director or Board member, and in this position, I attended an executive session of the Blue Ridge Housing Authority Special Called Board of Commissioners meeting that was held on the 17th day of December 2024.

2.

At a public meeting of the Blue Ridge Housing Authority Board of Commissioners on the same date, the Board of Commissioners, by a majority vote of a quorum of the Board of Commissioners present for the meeting, voted to close the public meeting, and go into an executive session.

3.

The subject matter of the executive session as to which the quorum of the Board of Commissioners devoted its attention to, under my understanding, fell within the exceptions to the Open Meetings Act as provided by law and included one or more of the hereinafter referenced exceptions which have been specifically identified by checking the box by the exceptions considered within the executive session:

Attorney-client consultations pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the Blue Ridge Housing Authority or any officer or employee or in which

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Dale Greene – Board Member
Ginger Rogers – Board Member
Grant Fitts – Board Member
Donna Thompson – Board Member
Teresa Skinner – Resident Board Member

the Housing Authority or any officer or employee may be directly involved pursuant to O.C.G.A. § 50-14-2(1).

Confidential tax matters pursuant to state law pursuant to O.C.G.A. § 50-14-2(2).

Meetings with staff for investigative purposes under duties or responsibilities imposed by law pursuant to O.C.G.A. § 50-14-3(a)(1).

A discussion regarding the purchase, sale or lease of real estate pursuant to O.C.G.A. § 50-14-3(b)(1)(B).

A discussion or deliberation upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee pursuant to O.C.G.A. § 50-14-3(b)(2).

A discussion or deliberation upon cybersecurity plans, procedures and contracts regarding the provision of cybersecurity services pursuant to O.C.G.A. § 50-14-3(b)(5).

4.

This affidavit shall only certify to the subject matter of the executive session considered by a quorum of the Board of Commissioners and there is no certification as to matters as to which would merely constitute incidental conversation between two members of the Board of Commissioners not involving the quorum of the Board. Further, this affidavit, and nothing contained therein, shall not constitute a waiver of any right or privilege afforded to us as a citizen of the State of Georgia and of the United States of America pursuant to the Georgia Constitution, the United States Constitution, federal law, and Georgia law.

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Dale Greene - Board Member
Ginger Rogers - Board Member
Grant Fitts - Board Member
Donna Thompson - Board Member
Teresa Skinner - Resident Board Member

Further affiant sayeth not.

BLUE RIDGE BOARD OF COMMISSIONERS

Traver Aiken

Traver Aiken, Executive Director/Secretary

Donna Thompson

Donna Thompson, Board Chair Board member

Grant Fitts

Grant Fitts, Vice-Chair Board member

Ginger Rodgers

Ginger Rodgers, Board member

Dale Greene

Dale Greene, Board member

Teresa Skinner

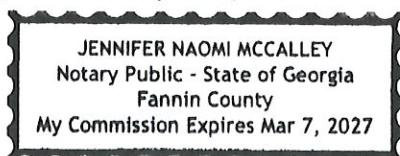
Teresa Skinner, Resident Board member

Sworn to and subscribed,
before me this 11th day
of January, 2025

Jennifer Naomi McCalley

Notary Public

My Commission Expires: 03/07/2027
[Affix Notary Seal]



RDS/lrc/12918/W240269

MINUTES
Of a

"Regularly Scheduled Board Meeting"
"BRHA December Board Meeting"

January 16, 2025, at 3:00 pm
for
The Housing Authority of the City of Blue Ridge, Georgia

Chairperson Thompson noted, this is a regularly scheduled January 2025 monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on January 16, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia.

Commissioners present were as follows:

Donna Thompson – Board Chair
Ginger Rogers – Board Member
Grant Fitts – Board Member
Dale Greene- Board Member
Teresa Skinner -Resident Board Member

"Ayes":

Ginger Rogers
Donna Thompson
Grant Fitts
Dale Greene
Teresa Skinner

Commissioners not present were as follows:

N/A

"Nays":

None

a) Call meeting to order.

Chairperson Thompson called meeting to order at 3:00 pm

Present – Donna Thompson, Ginger Rogers, Grant Fitts, Dale Greene and Teresa Skinner

Not Present – N/A

b) Approval of 1-16-2025 Board Agenda.

Motion made to amend and approve agenda. Amended to add the following item, "City Water Piping Notice dated 11-15-24" as "Discussion Items" and will be item # d-4 on the agenda.

Motion – Ginger Rogers, second – Grant Fitts Approved – Unanimous

c) Approval of 12-17-2024 Board Minutes. Executive Session Affidavit for 12/17/24 executed this date.

Motion made to approve minutes for 12 -17-24

Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

d) Discussion – BRHA, D3G and general resident related December 2024 newsletter.

1. BRHA December Newsletter
2. Status with D3G
3. Any additional Related Housing, HUD and/or Resident Information
4. "City Water Piping Notice dated 11-15-24"

No Action Taken

e) Public Comment – No comments

f) Adjourn to Executive Session. – **No Executive Session**

g) Adjourn Meeting.

The Meeting was adjourned.

Motion – Ginger Rogers; Second – Teresa Skinner; Approved – Unanimous – 3:38 pm

Respectfully submitted: Traver Aiken – Executive Director/Secretary

Traver Aiken
Traver Aiken – Secretary

2/13/25

Date

Donna Thompson
Donna Thompson

2/13/2025

Date

Donna Thompson -Chairperson

Or

Grant Fitts - Vice-Chairperson

Date

MINUTES
Of a

"Special Call Re-Scheduled Board Meeting"
"BRHA December Board Meeting"

February 13, 2024, at 9:30 am
for

The Housing Authority of the City of Blue Ridge, Georgia

Chairperson Thompson noted, this is a Special Called Rescheduled February monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 9:30 a.m. EDT on February 13, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. Original Date was 2-20-25 at 3:00 pm

Commissioners present were as follows:

Donna Thompson – Board Chair
Ginger Rogers – Board Member
Grant Fitts – Board Member
Dale Greene- Board Member

"Ayes":

Ginger Rogers
Donna Thompson
Grant Fitts
Dale Greene

Commissioners not present were as follows:

Teresa Skinner -Resident Board Member

"Nays":

None

a) Call meeting to order.

Chairperson Thompson called the meeting to order at 9:30 am
Roll-Call vote - Present – Donna Thompson, Ginger Rogers, Grant Fitts, Dale Greene
Not Present – Teresa Skinner

b) Approval of 2-13-2025 Special Called Board Agenda.

Motion made to approve agenda.
Motion – Ginger Rogers, second – Dale Greene Approved – Unanimous

c) Approval of 1-16-2025 Board Minutes. Executive Session Affidavit is NOT applicable.

Motion made to approve minutes for 1-16-25
Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

d) Discussion.

1. Rob Hazelton from D3G will be onsite to discuss Redevelopment/Rehabilitation of existing portfolio. This will be a discussion item for the BRHA Board and D3G.

No Action Taken

e) Public Comment – No Comments

f) Adjourn to Executive Session. – No Executive Session

a) Adjourn Meeting.

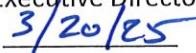
The Meeting was adjourned.

Motion – Dale Greene; Second – Ginger Rogers. Approved – Unanimous – 10:42 am

Respectfully submitted: Traver Aiken – Executive Director/Secretary



Traver Aiken – Secretary



Date

Donna Thompson -Chairperson

Or

Grant Fitts - Vice-Chairperson

Date

MINUTES

Of a

Scheduled Board Meeting
"BRHA March 2025 Board Meeting"

March 20, 2025, at 3:00 pm
for

The Housing Authority of the City of Blue Ridge, Georgia

Chairperson Thompson noted, this is a regularly Called Rescheduled February monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on March 20, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia.

Commissioners present were as follows:

Donna Thompson – Board Chair
Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member

"Ayes":

Ginger Rogers
Donna Thompson
Teresa Skinner

Commissioners not present were as follows:

Grant Fitts – Board Member
Dale Greene- Board Member

"Nays":

None

a) Call meeting to order.

Chairperson Thompson called the meeting to order at 3:03 pm
Roll-Call vote - Present – Donna Thompson, Ginger Rogers, Teresa Skinner
Not Present – Grant Fitts, Dale Greene

b) Approval of 3-20-2025 Board Agenda.

Motion made to approve agenda.
Motion – Ginger Rogers, second – Teresa Skinner Approved – Unanimous

c) Approval of 2-13-2025 Special Called Board Minutes. Executive Session Affidavit is NOT applicable.

Motion made to approve minutes for 2-13-25
Motion – Ginger Rogers; Second – Donna Thompson. Approved – Unanimous

d) Discussion.

1. 2025 Annual Apartment Inspection results
2. New Utility Allowance's – D3G report and resubmission to HUD
3. Development
4. March 2025 Newsletter
5. Any Additional BRHA items of discussion

No Action Taken

e) Public Comment – No Comments

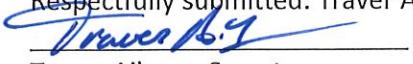
f) Adjourn to Executive Session. – No Executive Session

a) Adjourn Meeting.

The Meeting was adjourned.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous – 3:56 pm

Respectfully submitted: Traver Aiken – Executive Director/Secretary


Traver Aiken – Secretary

4/17/25
Date

Date

Donna Thompson -Chairperson


Or

4/17/2025
Date

Grant Fitts - Vice-Chairperson

MINUTES
Of a

Scheduled Board Meeting
"BRHA April 2025 Board Meeting"

April 17, 2025, at 3:00 pm
for

The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regularly Called Rescheduled April monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on April 17, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. **Meeting called to order at 3:00 pm**

Commissioners present were as follows:

Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member
Grant Fitts – Vice Board Member
Dale Greene- Board Member

"Ayes":

Ginger Rogers
Teresa Skinner
Grant Fitts
Dale Greene

"Nays":

None

Commissioners not present were as follows:

Donna Thompson – Board Chair

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:00 pm

Roll-Call vote - Present – Ginger Rogers, Grant Fitts, Dale Greene and Teresa Skinner

Not Present – Donna Thompson

b) Approval of 3-20-2025 Board Agenda.

Motion made to approve Agenda

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous

c) Approval of 2-13-2025 Special Called Board Minutes. Executive Session Affidavit is applicable.

Motion made to approve Agenda

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous

d) Discussion.

1. 2025 HUD NSPIRE Inspection (of all site/building/unit and non-dwelling bldgs.)
2. Development – D3G related topics
3. April 2025 Newsletter
4. Any Additional BRHA items of discussion

No Action Taken

e) Public Comment – No Comment

f) Adjourn to Executive Session. – To discuss Legal Claim.

Motion made to adjourn to executive session

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous – 3:10 pm

Adjourn from Executive Session

Motion made to adjourn from executive session.

Motion – Ginger; Second – Grant Fitts. Approved – Unanimous – 3:47 pm

Executive Session affidavit will be executed at the May 2025 board meeting.

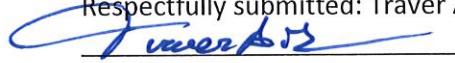
a) **No Action Taken**

a) Adjourn Meeting.

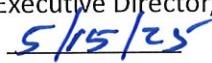
Motion – Ginger Rogers; Second Grant Fitts. Approved – Unanimous – 3:48 pm.

The Meeting was adjourned.

Respectfully submitted: Traver Aiken – Executive Director/Secretary



Traver Aiken – Secretary



Date

Date

Donna Thompson -Chairperson



Grant Fitts - Vice-Chairperson



Date

EXECUTIVE SESSION AFFIDAVIT

Comes now, before the undersigned officer duly authorized to administer oaths, the Housing Authority of the City of Blue Ridge Executive Director, and Board of Commissioners, who after duly sworn, state under oath as follows:

1.

I am either the Executive Director or a Board member, and I am over eighteen years of age, and am an appointed officer of the Board of Commissioners of the Housing Authority of the City of Blue Ridge, Georgia. My position on the Board of Commissioners is either Executive Director or Board member, and in this position, I attended an executive session of the Blue Ridge Housing Authority Board of Commissioners meeting that was held on the 17th day of April 2025.

2.

At a public meeting of the Blue Ridge Housing Authority Board of Commissioners on the same date, the Board of Commissioners, by a majority vote of a quorum of the Board of Commissioners present for the meeting, voted to close the public meeting, and go into an executive session.

3.

The subject matter of the executive session as to which the quorum of the Board of Commissioners devoted its attention to, under my understanding, fell within the exceptions to the Open Meetings Act as provided by law and included one or more of the hereinafter referenced exceptions which have been specifically identified by checking the box by the exceptions considered within the executive session:

Attorney-client consultations pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the Blue Ridge Housing Authority or any officer or employee or in which

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Laura Ray – Board Member
Ginger Rogers – Board Member
Grant Fitts – Board Member
Donna Thompson – Board Member
Teresa Skinner – Resident Board Member

the Housing Authority or any officer or employee may be directly involved pursuant to O.C.G.A. § 50-14-2(1).

[] Confidential tax matters pursuant to state law pursuant to O.C.G.A. § 50-14-2(2).

[] Meetings with staff for investigative purposes under duties or responsibilities imposed by law pursuant to O.C.G.A. § 50-14-3(a)(1).

[] A discussion regarding the purchase, sale or lease of real estate pursuant to O.C.G.A. § 50-14-3(b)(1)(B).

[] A discussion or deliberation upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee pursuant to O.C.G.A. § 50-14-3(b)(2).

[] A discussion or deliberation upon cybersecurity plans, procedures and contracts regarding the provision of cybersecurity services pursuant to O.C.G.A. § 50-14-3(b)(5).

4.

This affidavit shall only certify to the subject matter of the executive session considered by a quorum of the Board of Commissioners and there is no certification as to matters as to which would merely constitute incidental conversation between two members of the Board of Commissioners not involving the quorum of the Board. Further, this affidavit, and nothing contained therein, shall not constitute a waiver of any right or privilege afforded to us as a citizen of the State of Georgia and of the United States of America pursuant to the Georgia Constitution, the United States Constitution, federal law, and Georgia law.

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Laura Ray – Board Member
Ginger Rogers – Board Member
Grant Fitts – Board Member
Donna Thompson – Board Member
Teresa Skinner – Resident Board Member

Further affiant sayeth not.

BLUE RIDGE BOARD OF COMMISSIONERS

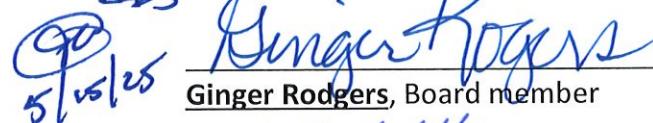


Traver Aiken, Executive Director/Secretary

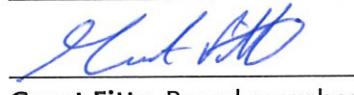
Donna Thompson, Board Chair Board member


~~Chair~~ ~~Chair~~ Laura Ray

Laura Ray, Vice-Chair Board member


Ginger Rogers
5/15/25

Ginger Rogers, Board member


Grant Fitts

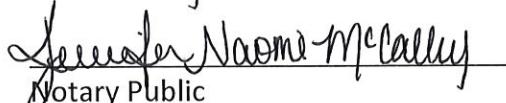
Grant Fitts, Board member


Teresa Skinner

Teresa Skinner, Resident Board member

Sworn to and subscribed.

before me this 15 day
of May, 20 25


JENNIFER NAOMI MCCALLEY

Notary Public

My Commission Expires: March 7, 2027
[Affix Notary Seal]

JENNIFER NAOMI MCCALLEY
Notary Public - State of Georgia
Fannin County
My Commission Expires Mar 7, 2027

RDS/lc/12918/W240269



Inspection No: INSP-30687

Inspection Type: General NSPIRE Inspection

Escort Name: Traver Aiken

Property Type:

Inspection Start Date/Time: 5/5/2025 8:05 AM

Property: (800250508) - 30 Ouida Street, Blue Ridge, GA, Inspection Date: 5/5/2025

30513, US

Inspector: ,

Escort Email: traver@blueridgeha.org

Present During Inspection: Yes

Scattered Site: Yes

Inspection End Date/Time: 5/5/2025 11:49 AM

Preliminary Scores

Preliminary Inspection Score: 96
 Preliminary Calculated Score: 96
 Preliminary Units Threshold: 3.55
 Preliminary Property Threshold: 4
 Preliminary Projected Inspection Score: 96
 Preliminary Non-Scored Symbols:

Final Scores

Final Inspection Score:
 Final Calculated Score:
 Final Units Threshold:
 Final Property Threshold:
 Final Projected Inspection Score:
 Final Non-Scored Symbols:
 Final Review: Accept

Building/Unit Inspection Data

Type			Inspection
	Property Total	Sample Size	Total Units Inspected
Buildings	23	15	15
Units	48	20	20

Occupancy Information**Occupancy Rate(%)**

98

Deficiency Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside	0	0	0	0
Outside	0	0	0	0
Units	1	0	2	0

Scoring Summary

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				Overall

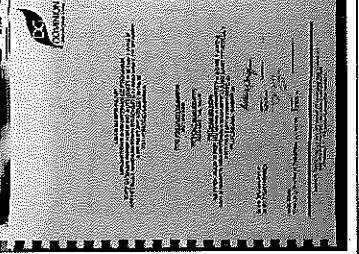
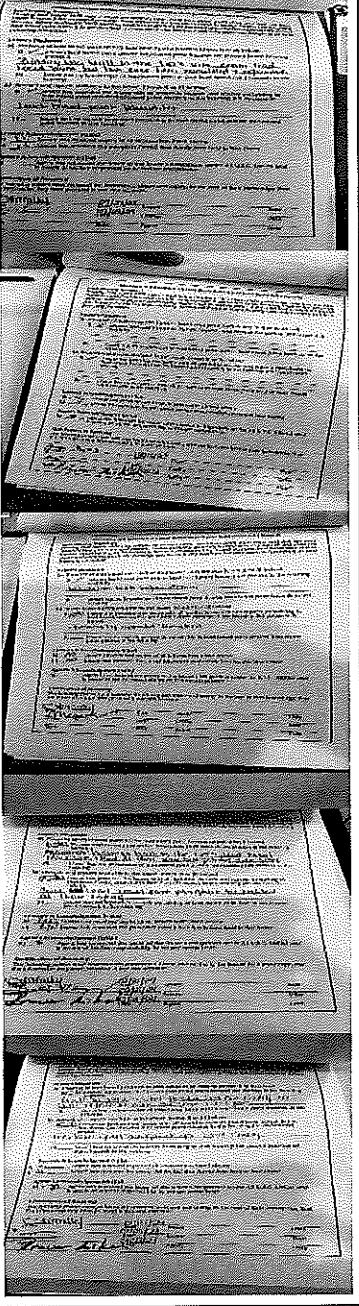
Inspection Summary Report - INSP-30687

Buildings/Units:

Building/Unit Name	Address	Comments
EAST FIRST 1	3514 EAST 1ST, BLUE RIDGE, GA, 30513, US	-
446		-
444		-
BOARD TOWN 3	326 BOARD TOWN RD, BLUE RIDGE, GA, 30513, US	-
709 VACANT DO NOT INSPECT		Vacant - PHA VACANT RULE
711		-
ASH 1	82 ASH STREET, BLUE RIDGE, GA, 30513, US	-
702		-
704 ALT FOR 709 INSPECT		-
BUILDING E	463 INDUSTRIAL BLVD, BLUE RIDGE, GA, 30513, US	-
E2		-
BUILDING H	30 OUIDA STREET, BLUE RIDGE, GA, 30513, US	-
H1		-
EAST SECOND 2	390 EAST 2ND STREET, BLUE RIDGE, GA, 30513, US	-
447		-
BOARD TOWN 1	390 BOARD TOWN RD, BLUE RIDGE, GA, 30513, US	-
701		-
BUILDING F	463 INDUSTRIAL BLVD, BLUE RIDGE, GA, 30513, US	-
F1		-
BUILDING J	30 OUIDA STREET, BLUE RIDGE, GA, 30513, US	-
J2		-
BUILDING L	30 OUIDA STREET, BLUE RIDGE, GA, 30513, US	-
L3		-
L1		-
L2		-
ASH 3	44 ASH STREET, BLUE RIDGE, GA, 30513, US	-
710		-
EAST FIRST 2	3524 EAST 1ST STREET, BLUE RIDGE, GA, 30513, US	-
450		-
BUILDING K	30 OUIDA STREET, BLUE RIDGE, GA, 30513, US	-
K1		-
BUILDING D	463 INDUSTRIAL BLVD, BLUE RIDGE, GA, 30513, US	-
D2		-
BUILDING A	463 INDUSTRIAL BLVD, BLUE RIDGE, GA, 30513, US	-
A1		-
A2		-

Inspection Summary Report - INSP-30687

Certificates	Status	Comment	Certificate Picture
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Boiler Certificate	NA - This certificate is not applicable for this property.		
Fire Alarm Inspection Report	NA - This certificate is not applicable for this property.		
Elevator Certificate	NA - This certificate is not applicable for this property.		
Sprinkler System Certificate	NA - This certificate is not applicable for this property.		
Lead-Based Paint Inspection Report	Yes - This certificate is provided.		
Lead-Based Paint Disclosure Form	Yes - This certificate is provided.		

Inspectable Areas Deficiencies:

Outside						
Deficiency Details	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity

Units (Unit - 711 / Building - BOARD TOWN 3)						
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity	
Refrigerator component is damaged such that it impacts functionality.	Lower door shelf bar missing		0.3	Not Repeat	Moderate	

Units (Unit - 704 ALT FOR 709 INSPECT / Building - ASH 1)						
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity	
Dryer transition duct is constructed of unsuitable material.	Wrong vent duct material		3	Not Repeat	Life-Threatening	

Units (Unit - L1 / Building - BUILDING L)						
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity	
Window cannot be secured.	Lock missing		0.3	Not Repeat	Moderate	

1. Asterisk (*) - Smoke Detector
2. Plus (+) - Carbon Monoxide
3. Caret (^) - Not Scored for 12 Months

[/NSPIRE/s/](#)[Inspections \(/NSPIRE/s/inspection/ExAM_Inspection_Inspection_c/00B3d000000tAQcEAM\)](#)[Deficiencies \(/NSPIRE/s/deficiency\)](#)

Inspection Fairy Cross

[+ Follow](#)[Submit Appeal](#)

Inspection Name INSP-30687	Property ID 800250508	Inspection Type NSPIRE Inspection	Inspection Date 5/5/2025
Inspection Name INSP-30687			Inspection Date 5/5/2025
Property ID 800250508 (https://hud.my.site.com/NSPIRE/a2l3d000000BYJO)		Local Scheduled Time	8:00 AM
Property Name Fairy Cross		Inspection Stage	Review Complete
Inspection Type NSPIRE Inspection		Inspection Status	Completed
Ready for HUD Review Yes		Inspection Vendor	SP Technologies (NIC) (/NSPIRE/s/detail/0013d000009RyPIAAK)
Inspection Release Date 5/9/2025		Final Review	Accept

Preliminary Scoring Information

Preliminary Calculated Score

96

Preliminary Inspection Score Pass/Fail



Preliminary Inspection Score

96

Preliminary Non-Scored Symbols

Preliminary Property Threshold

4

Preliminary Property Letter Grade

A

Preliminary Units Threshold

3.55

Preliminary Units Threshold Pass/Fail



Preliminary Projected Inspection Score

96

Preliminary Projected Inspection Score Pass/Fail



Final Scoring Information

Final Calculated Score

Final Inspection Score Pass/Fail



Final Inspection Score

Final Non-Scored Symbols



Final Property Threshold

Final Property Letter Grade



Final Units Threshold

Final Units Threshold Pass/Fail



Final Projected Inspection Score

Inspection Additional Details (/NSPIRE/s/inspection/ExAM_Inspection_Inspection_c/00B3d000000tAQcEAM)		Deficiencies (/NSPIRE/s/deficiency,
Deadline to Schedule Inspection	9/2/2025	Ideal Future Date (IFD)
Inspection Scheduled with POC?	<input checked="" type="checkbox"/>	Cancellation Day of Inspection
Inspection Start Date/Time	5/5/2025 8:05 AM	Change/Cancellation Reason
Inspection End Date/Time	5/5/2025 11:49 AM	Cancellation Prior to inspection
Inspection Due Date	9/30/2025	Inspection Unsuccessful Reason 
Inspect No Earlier Than	8/3/2024	N/A
Inspect No Later Than	2/3/2025	Occupancy Percentage
		98.0%
		Priority

Counts At Sampling

Total Number of Buildings	23	Number of Sample Buildings	15
Total Num of Sample Buildings Inspected	15	Min Num of Buildings Required to Inspect	15
Total Number of Units	48	Number of Sample Units	20
Total Number of Sample Units Inspected	20	Min Number of Units Required to Inspect	20
Number of Sample Alternate Units	20		

Deficiency Counts

Inside Life Threatening Defect Count 	0	Inside Moderate Defect Count 	0
Outside Life Threatening Defect Count 	0	Outside Moderate Defect Count 	0
Unit Life Threatening Defect Count 	1	Unit Moderate Defect Count 	2
Total Life Threatening Defect Count	1	Unmitigated Life-Threatening H&S Count	0
Inside Low Defect Count 	0	Outside Low Defect Count 	0
Inside Severe Defect Count 	0	Unit Low Defect Count 	0
Outside Severe Defect Count 	0	Total Standard Count	
Unit Severe Defect Count 	0	Unmitigated Standard Count	0

MINUTES
Of a

Scheduled Board Meeting
"BRHA May 2025 Board Meeting"

May 15, 2025, at 3:00 pm
for

The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regularly Called, May, monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on May 15, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. Meeting called to order at 3:00 pm

Commissioners present were as follows:

Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member
Grant Fitts – Vice Board Member
Dale Greene- Board Member
Bryan Avery – Board Member

"Ayes":

Ginger Rogers
Teresa Skinner
Grant Fitts
Dale Greene
Bryan Avery

"Nays":

None

Commissioners not present were as follows:

N/A

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:00 pm

Roll-Call vote - Present – Ginger Rogers, Grant Fitts, Dale Greene, Bryan Avery and Teresa Skinner

Not Present – Donna Thompson -Resigned form Board on May 8, 2025.

New Board member Bryan Avery is present and has been certified by Mayor Haight. Mr. Avery abstained from all voting due to being his first meeting.

b) Approval of 5-15-2025 Board Agenda.

Motion made to approve Agenda

Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

c) Approval of 4-17-2025 Special Called Board Minutes. Executive Session Affidavit is applicable and was signed this date.

Motion made to approve 4-17-25 Board minutes

Motion – Teresa Skinner; Second – Ginger Rogers. Approved – Unanimous

d) Discussion.

1. 2025 HUD NSPIRE Inspection result – Final Score is a 96 (See attached)

No Action Taken

e) Public Comment – No Comments

f) **Adjourn to Executive Session.** – To discuss a Legal matter and a Personnel matter.

Motion made to adjourn to executive session

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous – 3:04 pm

Adjourn from Executive Session

Motion made to adjourn from executive session.

Motion – Dale Greene; Second – Grant Fitts. Approved – Unanimous – 4:01 pm

Executive Session affidavit will be executed at the June 2025 board meeting.

a) **Action Taken - Motion made to approve the Preliminary “Private Enterprise Agreement” as discussed during executive session.**

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous

b) **No Action Taken – Personnel Matter**

a) **Adjourn Meeting.**

Motion – Ginger Rogers; Second Grant Fitts. Approved – Unanimous – 4:05 pm.

The Meeting was adjourned.

Respectfully submitted: Traver Aiken – Executive Director/Secretary

Traver Aiken
Traver Aiken – Secretary

06/26/25
Date

Bryan Avery – Interim Chairperson

Date

Or Grant Fitts

Grant Fitts - Vice-Chairperson

06/26/25
Date

EXECUTIVE SESSION AFFIDAVIT

Comes now, before the undersigned officer duly authorized to administer oaths, the Housing Authority of the City of Blue Ridge Executive Director, and Board of Commissioners, who after duly sworn, state under oath as follows:

1.

I am either the Executive Director or a Board member, and I am over eighteen years of age, and am an appointed officer of the Board of Commissioners of the Housing Authority of the City of Blue Ridge, Georgia. My position on the Board of Commissioners is either Executive Director or Board member, and in this position, I attended an executive session of the Blue Ridge Housing Authority Board of Commissioners meeting that was held on the 15th day of May 2025.

2.

At a public meeting of the Blue Ridge Housing Authority Board of Commissioners on the same date, the Board of Commissioners, by a majority vote of a quorum of the Board of Commissioners present for the meeting, voted to close the public meeting, and go into an executive session.

3.

The subject matter of the executive session as to which the quorum of the Board of Commissioners devoted its attention to, under my understanding, fell within the exceptions to the Open Meetings Act as provided by law and included one or more of the hereinafter referenced exceptions which have been specifically identified by checking the box by the exceptions considered within the executive session:

Attorney-client consultations pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the Blue Ridge Housing Authority or any officer or employee or in which

the Housing Authority or any officer or employee may be directly involved pursuant to O.C.G.A. § 50-14-2(1).

[] Confidential tax matters pursuant to state law pursuant to O.C.G.A. § 50-14-2(2).

[] Meetings with staff for investigative purposes under duties or responsibilities imposed by law pursuant to O.C.G.A. § 50-14-3(a)(1).

[] A discussion regarding the purchase, sale or lease of real estate pursuant to O.C.G.A. § 50-14-3(b)(1)(B).

[] A discussion or deliberation upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee pursuant to O.C.G.A. § 50-14-3(b)(2).

[] A discussion or deliberation upon cybersecurity plans, procedures and contracts regarding the provision of cybersecurity services pursuant to O.C.G.A. § 50-14-3(b)(5).

4.

This affidavit shall only certify to the subject matter of the executive session considered by a quorum of the Board of Commissioners and there is no certification as to matters as to which would merely constitute incidental conversation between two members of the Board of Commissioners not involving the quorum of the Board. Further, this affidavit, and nothing contained therein, shall not constitute a waiver of any right or privilege afforded to us as a citizen of the State of Georgia and of the United States of America pursuant to the Georgia Constitution, the United States Constitution, federal law, and Georgia law.

Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net



PHONE: 706-632-5742 FAX: 706-632-2406

Dale Greene – Board Member
Ginger Rogers – Board Member
Grant Fitts – Board Member
Bryan Avery – Board Member
Teresa Skinner – Resident Board Member

Further affiant sayeth not.

BLUE RIDGE BOARD OF COMMISSIONERS

Traver Aiken, Executive Director/Secretary

Bryan Avery, Interim Board Chair Board member

Grant Fitts, Vice-Chair Board member

Ginger Rogers, Board member

Dale Greene, Board member

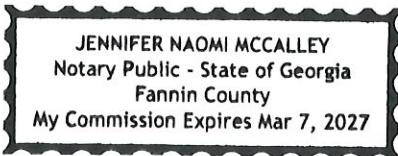
Teresa Skinner, Resident Board member

Sworn to and subscribed.

before me this 26 day
of June, 2025

Notary Public

My Commission Expires: Mar. 7, 2027
[Affix Notary Seal]



RDS/IIC/12918/W240269

MINUTES
Of a

Special Called Re-Scheduled Board Meeting
"BRHA June 2025 Board Meeting"

June 26, 2025, at 3:00 pm
for
The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a Special Called, Re-Scheduled June, monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on June 26, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. **Meeting called to order at 3:00 pm**

Commissioners present were as follows:

Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member
Grant Fitts – Vice Board Member
Dale Greene- Board Member
Bryan Avery – Board Member

"Ayes":

Ginger Rogers
Teresa Skinner
Grant Fitts
Dale Greene
Bryan Avery

"Nays":

None

Commissioners not present were as follows:

N/A

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:00 pm

Roll-Call vote - Present – Ginger Rogers, Grant Fitts, Dale Greene, Bryan Avery and Teresa Skinner

Not Present – N/A

b) Approval of 6-26-2025 Board Agenda.

Motion made to approve Agenda

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous

c) Approval of 5-15-2025 Regularly Called Board Minutes. Executive Session Affidavit executed on this date and is applicable.

Motion made to approve 5-15-25 Board Minutes.

d) Discussion.

1. Development – any related topics
2. June 2025 Newsletter
3. Any Additional BRHA items of discussion

No Action

e) Public Comment – **No Comments**

f) Adjourn to Executive Session. – **No Executive Session.**

a) Adjourn Meeting.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous – 3:30 pm.

The Meeting was adjourned.

Respectfully submitted: Traver Aiken – Executive Director/Secretary

Traver Aiken – Secretary

Date

Bryan Avery – Interim Chairperson

Date

Or

Grant Fitts - Vice-Chairperson

Date

Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net

HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1
BLUE RIDGE, GA. 30513

Website: www.blueridgha.org

PHONE: 706-632-5742 FAX: 706-632-2406

BOARD RESOLUTION

RESOLUTION NUMBER 2025-01

RESOLUTION APPROVING THE 2024 FINAL REVISED ANNUAL MULTI-FAMILY HOUSING RAD PBRA BUDGET FOR THE BLUE RIDGE HOUSING AUTHORITY; BLUE RIDGE, GEORGIA

Date: July 17, 2025

WHEREAS, The Board of Commissioners have voted in favor of approving the FINAL REVISED 2024 Multi-Family Housing RAD PBRA Budget Original Version.

NOW THEREFORE BE IT RESOLVED: by the Commissioners of the Housing Authority of the City of Blue Ridge, Georgia that all projected Revenue for 2024 was received month to month from HUD and includes all monies for, Interest, Capital Improvements and HUD Reimbursements. Changes to this budget can and were made throughout the year and is being finalized with the actual certified financials that were submitted and accepted by HUD and are officially approved via this Board Resolution and has been modified after the end of the year to reflect actual costs for the year. The BRHA has made all required annual deposits into our "Replacement Reserves" Account as required by HUD for RAD PBRA.

B. Avery

Brian Avery – Interim Chairperson
Or

9-5-25

Date

Grant Fitts – Vice Chairperson

Date

Certificate:
I certify that the foregoing Resolution was duly adopted at the time and place therin set forth, and that the persons named are duly qualified officers of said Housing Authority as set forth therin. I further certify that all required notice of said meeting was duly given and that said transaction fully complies with the rules and by-laws of said agency.

T. Aiken

Traver Aiken – Executive Director

7/17/25

Date



MINUTES
Of a

Regular Called Scheduled Board Meeting
"BRHA July 2025 Board Meeting"

July 17, 2025, at 3:00 pm
for
The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regular Called July 2025 monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on July 17, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. **Meeting called to order at 3:01 pm**

Commissioners present were as follows:

Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member
Dale Greene- Board Member

"Ayes":

Ginger Rogers
Teresa Skinner
Dale Greene

Commissioners not present were as follows:

Bryan Avery – Board Member
Grant Fitts – Vice Board Member

"Nays":

None

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:01 pm

Roll-Call vote - Present – Ginger Rogers, Dale Greene, and Teresa Skinner

Not Present – N/A Grant Fitts, Bryan Avery

b) Approval of 7-17-2025 Regularly Called scheduled Board Agenda.

Motion made to approve Agenda

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous

c) Approval of 6-26-2025 Special Called Board Minutes. Executive Session Affidavit is not applicable.

Motion made to approve 6-26-25 Board Minutes.

Motion – Ginger Rogers, Second – Teresa Skinner. Approved – Unanimous

d) 2024 Budget Approval via Board Resolution #2025-01 –

Motion made to approve Board Resolution #2025-01

Motion – Ginger Rogers, Second – Teresa Skinner. Approved – Unanimous

e) Discussion.

1. Development – any related topics
2. July 2025 Newsletter
3. Any Additional BRHA items of discussion

No Action

f) Public Comment – No Comments

g) Adjourn TO Executive Session. – To Discuss personnel matters.

Motion made to adjourn to executive session

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous – 3:19 pm

Adjourn FROM Executive Session

Motion made to adjourn from executive session.

Motion – Dale Greene; Second – Ginger Rogers. Approved – Unanimous – 3:57 pm

Executive Session affidavit will be executed at the August 2025 board meeting.

NO Action Taken

a) Adjourn Meeting.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous – 3:58 pm.

Respectfully submitted: Traver Aiken – Executive Director/Secretary

Traver Aiken – Secretary

Date

Bryan Avery – Interim Chairperson

Date

Or

Grant Fitts - Vice-Chairperson

Date

EXECUTIVE SESSION AFFIDAVIT

Comes now, before the undersigned officer duly authorized to administer oaths, the Housing Authority of the City of Blue Ridge Executive Director, and Board of Commissioners, who after duly sworn, state under oath as follows:

1.

I am either the Executive Director or a Board member, and I am over eighteen years of age, and am an appointed officer of the Board of Commissioners of the Housing Authority of the City of Blue Ridge, Georgia. My position on the Board of Commissioners is either Executive Director or Board member, and in this position, I attended an executive session of the Blue Ridge Housing Authority Board of Commissioners meeting that was held on the 17th day of July 2025.

2.

At a public meeting of the Blue Ridge Housing Authority Board of Commissioners on the same date, the Board of Commissioners, by a majority vote of a quorum of the Board of Commissioners present for the meeting, voted to close the public meeting, and go into an executive session.

3.

The subject matter of the executive session as to which the quorum of the Board of Commissioners devoted its attention to, under my understanding, fell within the exceptions to the Open Meetings Act as provided by law and included one or more of the hereinafter referenced exceptions which have been specifically identified by checking the box by the exceptions considered within the executive session:

Attorney-client consultations pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the Blue Ridge Housing Authority or any officer or employee or in which the Housing

Authority or any officer or employee may be directly involved pursuant to O.C.G.A. § 50-14-2(1).

Confidential tax matters pursuant to state law pursuant to O.C.G.A. § 50-14-2(2).

Meetings with staff for investigative purposes under duties or responsibilities imposed by law pursuant to O.C.G.A. § 50-14-3(a)(1).

A discussion regarding the purchase, sale or lease of real estate pursuant to O.C.G.A. § 50-14-3(b)(1)(B).

A discussion or deliberation upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee pursuant to O.C.G.A. § 50-14-3(b)(2).

A discussion or deliberation upon cybersecurity plans, procedures and contracts regarding the provision of cybersecurity services pursuant to O.C.G.A. § 50-14-3(b)(5).

4.

This affidavit shall only certify to the subject matter of the executive session considered by a quorum of the Board of Commissioners and there is no certification as to matters as to which would merely constitute incidental conversation between two members of the Board of Commissioners not involving the quorum of the Board. Further, this affidavit, and nothing contained therein, shall not constitute a waiver of any right or privilege afforded to us as a citizen of the State of Georgia and of the United States of America pursuant to the Georgia Constitution, the United States Constitution, federal law, and Georgia law.

Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net

HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1

BLUE RIDGE, GA. 30513

PHONE: 706-632-5742 FAX: 706-632-2406

Dale Greene – Board Member
Ginger Rogers – Board Member
Grant Fitts – Board Member
Bryan Avery – Board Member
Teresa Skinner – Resident Board Member

Further affiant sayeth not.

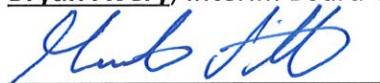
BLUE RIDGE BOARD OF COMMISSIONERS



Traver Aiken, Executive Director/Secretary



Bryan Avery, Interim Board Chair Board member



Grant Fitts, Vice-Chair Board member

Ginger Rogers, Board member



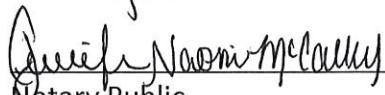
Dale Greene, Board member



Teresa Skinner, Resident Board member

Sworn to and subscribed.

before me this 28 day
of August, 2025



Notary Public

My Commission Expires: 03/07/2027
[Affix Notary Seal]

JENNIFER NAOMI MCCALLEY
Notary Public - State of Georgia
Fannin County
My Commission Expires Mar 7, 2027

RDS/IIC/12918/W240269

MINUTES

Of a

Special Called Re-Scheduled Board Meeting
"BRHA August 2025 Board Meeting"
(Original Meeting Date was 8-21-25 at 3:00 pm.)

August 28, 2025, at 3:00 pm

for

The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a Special Called re-scheduled August 2025 monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on August 28, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. **Meeting called to order at 3:01 pm**

Commissioners present were as follows:

Bryan Avery – Board Member
Grant Fitts – Vice Board Member
Teresa Skinner -Resident Board Member
Dale Greene- Board Member

"Ayes":

Bryan Avery
Grant Fitts
Teresa Skinner
Dale Greene

Commissioners not present were as follows:

Ginger Rogers – Board Member

"Nays":

None

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:01 pm

Roll-Call vote - Present – Grant Fitts, Bryan Avery, Dale Greene, and Teresa Skinner

Not Present – Ginger Rogers

b) Approval of 8-28-2025 Special Called scheduled Board Agenda.

Motion made to approve Agenda

Motion – Teresa Skinner; Second – Bryan Avery. Approved – Unanimous

c) Approval of 7-17-2025 Regular Called Board Minutes. Executive Session Affidavit is applicable and was executed on this date.

Motion made to approve 7-17-25 Board Minutes.

Motion – Dale Greene, Second – Teresa Skinner. Approved – Unanimous

d) Board Resolution #2025-02 – Resolution finalizing the 2020 BRHA RAD Conversion, Post Closing, per HUD PIH Notice 2019-13 and HUD's attached email

Motion made to approve Board Resolution #2025-02

Motion – Grant Fitts, Second – Dale Greene. Approved – Unanimous

Continued on next page

e) Discussion.

- a. Development – any related topics
- b. 2024 FY HUD Audit – Scheduled for 8-27-25 at BRHA Office (Rescheduled to 9-3-25)
- c. August 2025 Newsletter
- d. Any Additional BRHA items of discussion

No Action

f) Public Comment – **No Comments**

g) Adjourn to Executive Session – **N/A.**

a) Adjourn Meeting.

Motion – Grant Fitts; Second – Teresa Skinner. Approved – Unanimous – 3:19 pm.

Respectfully submitted: Traver Aiken – Executive Director/Secretary


Traver Aiken – Secretary


9/18/25

Date

Bryan Avery – Interim Chairperson

Date

Or


Grant Fitts


09/18/2025

Grant Fitts - Vice-Chairperson

Date

MINUTES
Of a

Scheduled Board Meeting
"BRHA September 2025 Board Meeting"

September 18, 2025, at 3:00 pm
for
The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regularly Called, September, monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on September 18, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. Meeting called to order at 3:00 pm

Commissioners present were as follows:

Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member
Grant Fitts – Vice Board Member
Dale Greene- Board Member

"Ayes":

Ginger Rogers
Teresa Skinner
Grant Fitts
Dale Greene

Commissioners not present were as follows:

Bryan Avery – Board Member

"Nays":

None

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:00 pm
Roll-Call vote - Present – Ginger Rogers, Grant Fitts, Dale Greene, and Teresa Skinner
Not Present – Bryan Avery

b) Approval of 9-18-2025 scheduled Board Agenda.

Motion made to approve Agenda
Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous

c) Approval of 8-28-2025 Special Called Board Minutes. Executive Session Affidavit is N/A.

Motion made to approve Special Called Board Minutes
Motion – Grant Fitts; Second – Teresa Skinner. Approved – Unanimous

d) Discussion.

1. City Election and BRHA Political Solicitation – This will be enforced and is within the "Code of Conduct" Policy under the BRHA House Rules. This is applicable to all types of Solicitation.
BRHA Resident ***"Meet and Greet" this date, 9-18-25, at 4:00 pm*** in the BRHA Community Room located at 30 Ouida St. Bldg. G-1 Blue Ridge, GA. This will be directly after the BRHA Board meeting is concluded.
All Political Candidates are welcome to participate – All BRHA Door to Door Political Solicitation is, currently, not allowed and management approval must be given.
2. Development – determine potential work items for renovations.
3. 2024 FY HUD Audit – Completed 9-3-25
4. September 2025 Newsletter
5. Any Additional BRHA items of discussion

No Action

e) Public Comment – No Comments

f) Adjourn to Executive Session. – No Executive Session

a) Adjourn Meeting.

Motion – Ginger Rogers; Second Grant Fitts. Approved – Unanimous – 3:25 pm.

The Meeting was adjourned.

Respectfully submitted: Traver Aiken – Executive Director/Secretary


Traver Aiken – Secretary

10/10/25

Date

10/10/25

Date

Bryan Avery – Interim Chairperson


Or
Grant Fitts - Vice-Chairperson

10/10/25

Date

MINUTES

Of a

Scheduled Board Meeting
"BRHA October 2025 Board Meeting"

October 16, 2025, at 3:00 pm
for

The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regularly Called, September, monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on October 16, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. Meeting called to order at 3:01 pm

Commissioners present were as follows:

Ginger Rogers – Board Member
Teresa Skinner -Resident Board Member
Grant Fitts – Vice Board Member
Dale Greene- Board Member
Bryan Avery – Board Member

"Ayes":

Ginger Rogers
Teresa Skinner
Grant Fitts
Dale Greene
Bryan Avery

"Nays":

None

Commissioners not present were as follows:

N/A

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:01 pm
Roll-Call vote - Present – Ginger Rogers, Grant Fitts, Dale Greene, Bryan Avery and Teresa Skinner
Not Present – None

b) Approval of 10-16-2025 scheduled Board Agenda.

Motion made to approve Agenda
Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous

c) Approval of 9-18-2025 regular Called Board Minutes. Executive Session Affidavit is N/A.

Motion made to approve Special Called Board Minutes
Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous

d) Discussion.

1. Development – review and discuss draft Scope of Work items for apartment renovations.
BRHA will request pricing from local Appraisers for informational purpose and board review.
2. October 2025 Newsletter
3. Any Additional BRHA items of discussion

No Action

- e) Public Comment – No Comments
- f) Adjourn to Executive Session. – No Executive Session

a) Adjourn Meeting.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous – 3:52 pm
The Meeting was adjourned.

Respectfully submitted: Traver Aiken – Executive Director/Secretary

Traver Aiken – Secretary

Date

Bryan Avery – Interim Chairperson

Or

Grant Fitts - Vice-Chairperson

Date

MINUTES
Of a
Scheduled Board Meeting
"BRHA November 2025 Board Meeting"

November 13, 2025, at 3:00 pm
for
The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regularly Called, November, monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on November 13, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. **Meeting called to order at 3:05 pm**

Commissioners present were as follows:

Ginger Rogers – Board Member
Grant Fitts – Vice Board Member
Bryan Avery – Board Member

"Ayes":
Ginger Rogers
Grant Fitts
Bryan Avery
"Nays":
None

Commissioners not present were as follows:

Dale Greene- Board Member
Teresa Skinner -Resident Board Member

a) **Call meeting to order.**

Secretary Aiken called the meeting to order at 3:05 pm
Roll-Call vote - Present – Ginger Rogers, Grant Fitts, and Bryan Avery
Not Present – Dale Greene & Teresa Skinner

b) **Approval of 11-13-2025 Board Agenda.**

Motion made to approve Agenda
Motion – Ginger Rogers; Second – Bryan Avery. Approved – Unanimous

c) **Approval of 10-16-2025 Board Minutes.** *Executive Session Affidavit is N/A.*

Motion made to approve 10-16-25 Board Minutes
Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

d) **Board Chair and Vice Chair** - This process does not have to change but it can be done during the Annual Board Meeting, per the BRHA By-Laws; current "Interim" Board Chair – Bryan Avery and current Vice-Chair is Grant Fitts.

Motion made to "TABLE" this item to the December 11, 2025, Board Meeting at 3:00 pm.
Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

Continued

e) Discussion.

1. Development – review and discuss draft Scope of Work items for apartment renovations.

Motion made to approve BRHA will begin, in coordination with D3G, to prepare draft RFP for a Development Partner for a 4% Rehabilitation Tax Credit application for 2026.

Motion – Bryan Avery; Second – Ginger Rogers. Approved – Unanimous

2. October 2025 Newsletter - **No Action**
3. Any Additional BRHA items of discussion - **No Action**

f) Public Comment – **No Comments**

g) Adjourn to Executive Session. – **No Executive Session**

h) Adjourn Meeting. - **Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous – 3:25 pm**

Respectfully submitted: Traver Aiken – Executive Director/Secretary



Traver Aiken – Secretary

12/11/25

Date

Date

Bryan Avery – Interim Chairperson

Or

Grant Fitts - Vice-Chairperson

Date

MINUTES
Of a
Scheduled Board Meeting
"BRHA December 2025 Board Meeting"

December 11, 2025, at 3:00 pm

for

The Housing Authority of the City of Blue Ridge, Georgia

Secretary Aiken noted, this is a regularly Called, November, monthly Board Meeting. The first item on the agenda was to call the meeting to order; a Board Meeting, with the Board of Commissioners of the Housing Authority of the City of Blue Ridge was held at 3:00 p.m. EDT on December 11, 2025, in the community room at the offices of the Authority located at 30 Ouida St. in Blue Ridge, Georgia. **Meeting called to order at 3:03 pm**

Commissioners present were as follows:

Ginger Rogers – Board Member
Grant Fitts – Vice Board Member
Bryan Avery – Board Member
Dale Greene- Board Member
Teresa Skinner -Resident Board Member

"Ayes":
Ginger Rogers
Grant Fitts
Bryan Avery
"Nays":
None

Commissioners not present were as follows:

N/A

a) Call meeting to order.

Secretary Aiken called the meeting to order at 3:03 pm

Roll-Call vote - Present – Ginger Rogers, Grant Fitts, Bryan Avery, Dale Greene and Teresa Skinner

Not Present – N/A

b) Approval of 12-11-2025 Board Agenda.

Motion made to approve Agenda

Motion – Ginger Rogers; Second – Dale Greene. Approved – Unanimous

c) Approval of 11-13-2025 Board Minutes. *Executive Session Affidavit is N/A.*

Motion made to approve 11-13-25 Board Minutes

Motion – Ginger Rogers; Second – Bryan Avery. Approved – Unanimous

d) Board Chair and Vice Chair – “Tabled from the 11/13/25 Board meeting” - This process does not have to change but it can be done during the Annual Board Meeting, per the BRHA By-Laws; current “Interim” Board Chair – Bryan Avery and current Vice-Chair is Grant Fitts.

Motion made to nominate Bryan Avery as Board Chairperson and Grant Fitts as Vice Chairperson.

Motion – Ginger Rogers; Second – Teresa Skinner. Approved – Unanimous

Continued

e) Approval for the 2026 BRHA Resident Commissioner appointment recommendation – the 30-day resident solicitation started November 1, 2025, and concluded on November 30, 2025. Teresa Skinner was the only resident to respond to this solicitation and has served as resident commissioner for the last (2) 1-year term periods.

Motion made to recommend Teresa Skinner as Resident Board member to the mayor and to serve a 12-month term from January 1, 2026, to December 31, 2026.

Motion – Ginger Rogers; Second – Grant Fitts. Approved – Unanimous

f) Approve Original 2026 Budget

Motion made to approve the original 2026 Operating Budget.

Motion – Ginger Rogers; Second – Bryan Avery. Approved – Unanimous

g) Discussion.

1. Development – review and discuss regarding D3G update - **No Action**
2. December 2025 Newsletter – **No Action**
3. Any Additional BRHA items of discussion.

Motion made on approving 2025 annual performance incentives as discussed.

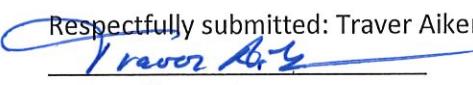
Motion – Ginger Rogers; Second Grant Fitts. Approved – Unanimous

h) Public Comment – **No Comments**

i) Adjourn to Executive Session. – **No Executive Session.** *This item was completed under agenda discussion item "g-3".*

j) Adjourn Meeting. - **Motion – Teresa Skinner; Second – Grant Fitts. Approved – Unanimous – 4:29 pm**

Respectfully submitted: Traver Aiken – Executive Director/Secretary


Traver Aiken – Secretary

1/15/26

Date

Bryan Avery – Interim Chairperson

Date

Or

Grant Fitts - Vice-Chairperson

Date