

# **HOUSING AUTHORITY OF THE CITY OF NEW BERN**

## **BOARD OF COMMISSIONERS MEETING**

**Monday, November 19, 2018**

**4:30 P. M.**

**First Floor, New Bern Towers**

**1125 Walt Bellamy Drive**

### **AGENDA**

1. Call to Order
2. Roll Call
3. Public Comment Period
4. Approval of Minutes – Board Meeting of October 15, 2018
5. Police Department Report (will be waiting for you on Monday)
6. Fire Department Report
7. Finance Department Report
8. Public Housing Report
9. Old/New Business
  - a. Report/discussion on Section 8 Voucher application
  - b. Report/discussion on Demolition application
  - c. Report/discussion on meeting with FEMA
  - d. Report/discussion on Carolina Avenue property purchase and partnership with Pennrose LLC
10. Executive Director's Report
11. Adjourn

# HOUSING AUTHORITY OF THE CITY OF NEW BERN

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS HELD ON MONDAY, OCTOBER 15, 2018

The Board of Commissioners ("Board") of the Housing Authority of the City of New Bern ("Authority") met at 4:30 p.m. on Monday, October 15, 2018, at New Bern Towers, New Bern, North Carolina, which is the place, hour, and date set forth in the notice announcing the meeting.

Chair Anderson called the meeting to order at 4:30 p.m.

Roll call was as follows:

**Present:**

Joseph J. Anderson  
Carol B. Becton  
Molicia Hardy  
Peter T. Monte  
Willie W. Newkirk, Sr.  
Robert W. Overman  
Denise H. Powell  
Steven M. Strickland

**Absent:**

William A. Frederick, Jr.  
Thomas C. Hardin  
Barbara Lee

Following roll call, Chair Anderson determined that a quorum was present.

Martin Blaney, Executive Director, James W. Norment, attorney, and Stephanie Crosby, paralegal, from Ward and Smith, P.A. also were present. Alderman Bengel was present.

Members of the public and staff were present.

### Public Comment Period

Tyechia Buck, at F-49 Trent Court, said that residents are coming to her saying that they are not getting the information that they need. Their feelings are hurt because they think some staff members are snickering and making fun of them. She wants more information about what is going on with clean-up.

Chair Anderson expressed concern about Ms. Buck's treatment and hurt feelings. He asked that residents report the names of any staff member who they think is acting inappropriately to Mr. Blaney. Chair Anderson also announced that Tharesa Lee will be working on improving communication with the residents. She will work with residents and bring information back to the staff and Board.

Joyce Bryant, at 5K in New Bern Towers, said that there are many visitors that are staying with residents of New Bern Towers because the visitors have been displaced due to the hurricane.

She would like visitors who are staying with residents to be limited to family only. She wants all visitors to know that they should not have drugs on the property. In addition, she would like to know who is supposed to be on site because they are visiting or staying with someone. She feels that there are people on the property who should not be there. She also would like everyone to follow the rules.

Mr. Blaney said that at first, friends and relatives were allowed to stay in New Bern Towers as an emergency shelter. Ms. Simmons has composed a letter to all residents advising them that all guests have to be registered and approved through the normal procedures.

Christine Sawadogo, at I82 in Trent Court, asked if there was a projected timeline to return to Trent Court units that were flooded. Mr. Blaney said that more information would be provided later in the meeting.

#### Minutes of August 20, 2018 Meeting

Commissioner Monte made a motion to approve the minutes of the August 20, 2018 meeting of the Board of Commissioners. Commissioner Hardy seconded the motion. The minutes were approved unanimously.

#### Police Department Report

No report was submitted but the patrols are continuing.

#### Fire Department Report

No report was submitted by the Fire Department but there was one incident in Trent Court where someone entered a unit before it was cleared and the hot water heater shorted out and caused a small fire.

#### Finance Report – Arlene Livingston

Arlene Livingston reviewed the Finance Report that was included in the Board information packet. Commissioner Monte made a motion to approve the Finance Report. Commissioner Hardy seconded the motion. The motion was approved unanimously.

#### Public Housing Report – Virginia Stanley

Ms. Stanley presented the Public Housing Report that was included in the Board information packet. Occupancy in Trent Court as of the end of September was 97% and New Bern Towers was 94%. There were no termination letters done due to Hurricane Florence. There were twelve cases of nonpayment for Trent Court and one for New Bern Towers that were heard at the August 30, 2018 court session. Ten tenants from Trent Court paid all fees so far.

## Old/New Business

1. Hurricane Florence – Mr. Blaney presented the report on the impact of Hurricane Florence on Trent Court and New Bern Towers. New Bern Towers fared well. There was a loss of power but the generator came on and power was restored by Saturday afternoon. Several residents had cars that were flooded. In Trent Court, 108 units, which housed 220 residents, were damaged. Some apartments had over five feet of water inside. The Administrative office had almost six feet of water in it. The office has relocated to the fifth floor social room at New Bern Towers.

Immediately after the hurricane, Mr. Blaney and his team tried to secure the services of an environmental mold mitigation firm but the quote was prohibitively expensive. Therefore, Mr. Blaney and his team began to perform emergency environmental clean-up to the best of their ability. By doing some of the work, the Authority is hoping to reduce the mitigation costs.

There are some units that probably will not be brought back online due to damage during this storm and likelihood of damage from future storms. The Authority is considering a demolition/disposition application to take down the heavily damaged units. This would make tenants in those units eligible for tenant relocation vouchers. Unfortunately, there are not a lot of rental units available in Craven County. The residents who receive the relocation vouchers could take the vouchers and move outside of Craven County. Right now, the Authority staff is working on getting the less damaged units ready for residents to move back.

The Authority staff is attempting to stay in touch with residents so that the staff knows where they are staying. Currently, residents are in motels, with family and friends, or remain in the shelter. Some have returned to Trent Court even though the units are uninhabitable.

Looking ahead, the Authority will continue the environmental mitigation and restoration work. Residents who have been displaced will be relocated to other units in Trent Court, as available, or New Bern Towers, if they are eligible. The Authority will move forward with demolition/disposition application for part of Trent Court and the allocation of tenant relocation vouchers. The Authority will appeal to HUD for disaster relief vouchers and any other relief which may become available. An application will be made to FEMA for reimbursement of disaster expenses.

2. Resolution 10.18.01 – FEMA Disaster Relief

Mr. Blaney said that in order to apply for FEMA assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, the resolution attached as Exhibit A hereto needs to be adopted on behalf of the Authority.

Commissioner Monte made a motion to approve the resolution attached hereto as Exhibit A on behalf of the Authority. Commissioner Hardy seconded the motion. The motion was approved unanimously.

3. Temporary Rent Policy – Mr. Blaney recommends that the Authority adopt a temporary rent policy as follows:
  - a. Residents of New Bern Towers and those Trent Court units which were not damaged (Buildings K, L, M, N, O, P, Q, R, S, T, U, V, W, X, B2, C2, and D2): September 2018 rent credits will be applied effective the 13th and thereafter. October 2018 rent will be credited. Normal application of rent will resume on November 1, 2018.
  - b. Trent Court units that were damaged (Buildings A, B, C, D, E, F, G, H, I, J, Y, and A2): All post-September 13 rents will be credited until the individual apartment is fully restored (mitigation of mold/water and provision of appliances, cabinet bases, HVAC, and hot water). Normal application of rent will resume upon full restoration of the unit.

Mr. Blaney noted that the Authority received no guidance from HUD other than that the Authority could not charge for units that were uninhabitable.

Commissioner Monte made a motion to approve the temporary rent policy. Commissioner Strickland seconded the motion. The motion was approved unanimously.

4. Environmental Mitigation Contract – Mr. Blaney updated the Board on the three proposals received for the mitigation of water and mold in Trent Court.

Commissioner Monte made a motion to enter into a contract with Advanta for mitigation in six buildings (Buildings C, F, I, J, Y, and A2) for \$1,500 per unit. Commissioner Powell seconded the motion. The motion was approved unanimously.

Mr. Blaney said that there will be a Section 18 demolition/disposition application for the remaining six buildings that can't be saved (Buildings A, B, D, E, G, and H) which will be discussed at a future meeting as well as a report on options for the office building.

Alderman Bengel asked to speak. She suggested that the staff move computer storage to the cloud, have a formal document retention plan, and prepare a Disaster Emergency Plan. Mr. Blaney said that all of those things were being addressed or were already in place. She suggested that there should have been a community meeting to address residents' concerns early on. Mr. Blaney said that they hope with Tharesa Lee serving as a resident liaison, the communication issues will be addressed.

There being no further business, the meeting was adjourned at 5:40 pm.

ND: 4847-5621-4392, v. 2

**EXHIBIT A**  
**Resolution 10.18.01**

<b>RESOLUTION</b>	
<b>DESIGNATION OF APPLICANT'S AGENT</b>	
North Carolina Division of Emergency Management	
Organization Name (hereafter named Organization)	Disaster Number
Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate):	
Applicant's Fiscal Year (FY) Start	
Month:	Day:
Applicant's Federal Employer's Identification Number	
Applicant's Federal Information Processing Standards (FIPS) Number	
PRIMARY AGENT	SECONDARY AGENT
Agent's Name	Agent's Name
Organization	Organization
Official Position	Official Position
Mailing Address	Mailing Address
City, State, Zip	City, State, Zip
Daytime Telephone	Daytime Telephone
Facsimile Number	Facsimile Number
Pager or Cellular Number	Pager or Cellular Number
<p><small>BE IT RESOLVED BY the governing body of the Organization: (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief &amp; Emergency Assistance Act. (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and the assurances printed on the reverse side hereof. BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally. PASSED AND APPROVED this _____ day of _____, 20____.</small></p>	
GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title	Name
Name and Title	Official Position
Name and Title	Daytime Telephone
CERTIFICATION	
<p>I, _____ (Name) duly appointed and _____ (Title) of the Governing Body, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Governing Body of _____ (Organization) on the _____ day of _____, 20____.</p>	
Date: _____	Signature: _____

Rev. 06/02

**New Bern Housing Authority**

**Income Statement**

**September 30, 2018**

	<b>Trent Court 1.01</b>	<b>Admin Cost 2</b>	<b>CHI Business Activity 4</b>	<b>NBT 9</b>	<b>Consolidated Income Statement Total</b>
Dwelling Rental	\$ 370,504.92	\$ -	\$ -	\$ 238,963.00	\$ 609,467.92
HAP from HUD	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Utilities	\$ 30,473.65	\$ -	\$ -	\$ -	\$ 30,473.65
NonDwelling Rent	\$ 13,728.20	\$ -	\$ -	\$ -	\$ 13,728.20
Revenues HUD PHA Grants	\$ 704,214.50	\$ -	\$ -	\$ -	\$ 704,214.50
CFP Soft Cost Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -
Interest on GF Investments	\$ 314.61	\$ -	\$ -	\$ 466.80	\$ 781.41
Other Income	\$ 9,395.33	\$ -	\$ -	\$ 652.99	\$ 10,048.32
Late Charges	\$ 10,050.00	\$ -	\$ -	\$ 1,440.00	\$ 11,490.00
HAP to Craven Terrace I & II	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income Pepsi Cola	\$ -	\$ -	\$ -	\$ 109.45	\$ 109.45
Other Income laundry	\$ -	\$ -	\$ -	\$ 5,044.25	\$ 5,044.25
Bad Debt Recovery	\$ 1,337.01	\$ -	\$ -	\$ -	\$ 1,337.01
Hap Payment	\$ -	\$ -	\$ -	\$ 464,656.00	\$ 464,656.00
Development Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Supportive Service Fees	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Revenue</b>	<b>\$ 1,140,018.22</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 711,332.49</b>	<b>\$ 1,851,350.71</b>
<b>Administrative Salaries</b>	<b>\$ 109,636.60</b>	<b>\$ 125,832.42</b>	<b>\$ 46,314.19</b>	<b>\$ 48,328.11</b>	<b>\$ 330,111.32</b>
Legal Expenses	\$ -	\$ 6,842.50	\$ -	\$ -	\$ 6,842.50
Staff Training	\$ 2,943.67	\$ 1,202.02	\$ 5,214.70	\$ 15.00	\$ 9,375.39
Publications	\$ 501.75	\$ 394.68	\$ -	\$ 146.19	\$ 1,042.62
Accounting Fees	\$ -	\$ 26,400.00	\$ -	\$ -	\$ 26,400.00
Audit Fees	\$ 12,000.00	\$ 2,500.00	\$ 2,500.00	\$ 8,000.00	\$ 25,000.00
Telephone	\$ 7,169.38	\$ -	\$ -	\$ 38,883.37	\$ 46,052.75
Payroll Taxes and emp. benefits	\$ 51,049.56	\$ 43,916.23	\$ 28,018.62	\$ 24,615.48	\$ 147,599.89
Rent Expense	\$ -	\$ 9,000.00	\$ 4,500.00	\$ -	\$ 13,500.00
Unemployment Benefits	\$ -	\$ -	\$ -	\$ -	\$ -
Office Expense	\$ 6,759.09	\$ -	\$ 387.87	\$ 3,332.84	\$ 10,479.80
Sundry Admin Expense	\$ 1,868.54	\$ 1,044.06	\$ 12,492.09	\$ 102.35	\$ 15,507.04
Development	\$ -	\$ -	\$ -	\$ -	\$ -
Resident Council	\$ 2,544.00	\$ -	\$ -	\$ 620.23	\$ 3,164.23
Recreation/Pub/Other	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Service Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 131,113.73	\$ -	\$ -	\$ 64,701.52	\$ 195,815.25
Electricity	\$ 173,953.63	\$ -	\$ -	\$ 76,398.17	\$ 250,351.80
Gas-building	\$ 78,107.17	\$ -	\$ -	\$ 6,091.13	\$ 84,198.30
Labor Salaries	\$ 145,236.24	\$ -	\$ -	\$ 37,710.80	\$ 182,947.04
Casual Labor	\$ -	\$ -	\$ -	\$ 6,250.00	\$ 6,250.00



New Bern Housing Authority					
Income Statement					
September 30, 2018					
	Trent Court 1.01	Admin Cost 2	CHI Business Activity 4	NBT 9	Consolidated Income Statement Total
Consulting Expense	\$ -	\$ -	\$ 4,200.00	\$ -	\$ 4,200.00
Materials	\$ 64,876.34	\$ -	\$ -	\$ 37,480.92	\$ 102,357.26
Materials - Capitalized	\$ -	\$ -	\$ -	\$ 19,420.30	\$ 19,420.30
Computer Expense	\$ 6,323.03	\$ -	\$ -	\$ 1,203.85	\$ 7,526.88
Repairs and Maintenance	\$ 20,947.07	\$ -	\$ -	\$ 44,256.91	\$ 65,203.98
Repairs and Maintenance - Capitalized	\$ -	\$ -	\$ -	\$ 1,054.18	\$ 1,054.18
Garbage and Trash removal	\$ 26,720.14	\$ -	\$ -	\$ 2,609.52	\$ 29,329.66
Extermination-Maintenance Expense	\$ 11,649.50	\$ -	\$ -	\$ 2,033.00	\$ 13,682.50
Payroll Taxes and emp. benefits - Maint.	\$ 67,141.18	\$ -	\$ -	\$ 26,002.96	\$ 93,144.14
Repairs and Maintenance Truck	\$ 947.37	\$ -	\$ -	\$ 712.87	\$ 1,660.24
Heating and Air	\$ 2,916.24	\$ -	\$ -	\$ -	\$ 2,916.24
Gas-Truck	\$ 2,286.43	\$ 1,857.04	\$ -	\$ 917.99	\$ 5,061.46
Security System	\$ 200.16	\$ -	\$ -	\$ 5,662.68	\$ 5,862.84
Protective Services	\$ 4,728.00	\$ -	\$ -	\$ -	\$ 4,728.00
Insurance	\$ 55,510.81	\$ 2,685.73	\$ 1,293.12	\$ 27,276.97	\$ 86,766.63
W/C Insurance Expense	\$ 6,860.83	\$ 3,387.31	\$ 1,246.73	\$ 2,316.17	\$ 13,811.04
License, Taxes and Recycling Fee	\$ 9,887.17	\$ -	\$ -	\$ 3,932.33	\$ 13,819.50
Compensated Absence	\$ -	\$ -	\$ -	\$ -	\$ -
Collection Loss	\$ -	\$ -	\$ -	\$ -	\$ -
Eviction Expense	\$ 7,583.00	\$ -	\$ -	\$ 252.00	\$ 7,835.00
App. Screening	\$ 1,871.44	\$ -	\$ -	\$ 920.76	\$ 2,792.20
Uniforms	\$ 4,184.15	\$ -	\$ -	\$ 2,879.01	\$ 7,063.16
Storage management	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Adm Cost Allocation</b>	<b>\$ 130,535.96</b>	<b>\$ (225,061.99)</b>	<b>\$ 22,506.19</b>	<b>\$ 72,019.84</b>	<b>\$ -</b>
<b>Total Operating Expenses</b>	<b>\$ 1,148,052.18</b>	<b>\$ -</b>	<b>\$ 128,673.51</b>	<b>\$ 566,147.45</b>	<b>\$ 1,842,873.14</b>
<b>Total Rev. &amp; Oper. Expenses</b>	<b>\$ (8,033.96)</b>	<b>\$ -</b>	<b>\$ (128,673.51)</b>	<b>\$ 145,185.04</b>	<b>\$ 8,477.57</b>
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Capital Fund Activity:</b>					
CFP NC19P005501-16	\$ 82,327.09	\$ -	\$ -	\$ -	\$ 82,327.09
CFP 501-16 Rev. Soft Cost Contra	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Rev. &amp; Expenses</b>	<b>\$ 82,327.09</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 82,327.09</b>
<b>Total Net Income (Loss)</b>	<b>\$ 74,293.13</b>	<b>\$ -</b>	<b>\$ (128,673.51)</b>	<b>\$ 145,185.04</b>	<b>\$ 90,804.66</b>

## New Bern Housing Authority Vacancy Report

**SEPTEMBER 2018 – OCTOBER 2018**

### Public Housing

	Ending SEP Occupancy	OCT Move Outs	OCT Move Ins	Total OCT Occupancy	# Vacant	Occupancy % OCT
<b>Trent Court 218</b>	<b>212</b>	<b>9</b>	<b>0</b>	<b>203</b>	<b>15</b>	<b>93%</b>

### Section 8 - New Construction

	Ending SEP Occupancy	OCT Move Outs	OCT Move Ins	Total OCT Occupancy	# Vacant	Occupancy % OCT
<b>NBT 106</b>	<b>100</b>	<b>0</b>	<b>4</b>	<b>104</b>	<b>2</b>	<b>98%</b>

### OCTOBER 2018

	Pending terminations for non-payment	Pending terminations for criminal lease violations	Pending terminations for other lease violations
<b>Trent Court</b>	0 (14-day)	<b>0</b>	<b>0</b>
<b>New Bern Towers</b>	0 (30-day)	<b>0</b>	<b>0</b>

### Court Session

	# Cases to be heard	#Tenants vacated after court	# Tenants paid all court chgs	# Writs filed/ to be filed	#Writs served	#Writs served; 7- day wait or vacated
<b>Trent Court</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>New Bern Towers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

Updated 11/15/2018

TO: Board of Commissioners

FROM: Martin Blaney, Executive Director



RE: Section 8 Vouchers

DATE: November 19, 2018

HUD has accepted our application for 108 Section 8 vouchers. My request was that the vouchers be granted to the Housing Authority (HA) and that we would administer them – at least temporarily - through Twin Rivers Opportunities (TRO). I had spoken about this arrangement with Ms. Cynthia Dixon, TRO Executive Director, who agreed to issue the vouchers on our behalf and allow HA staff to “shadow” the process thereby providing an on the job work experience for our staff. We agreed that it was important to be partners rather than competitors.

I subsequently received the attached email from Ms. Courtney Kyles stating that the vouchers would be placed in the name of TRO rather than us.

We question the appropriateness of HUD placing a “freeze” on new Section 8 authorities when jurisdictions experience events such as Florence. We will meet again with another Ms. Dixon. I hope to have more information to share on Monday.

Attachment

## Martin Blaney

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**From:** Kyles, Courtney N <Courtney.N.Kyles@hud.gov>  
**Sent:** Tuesday, November 13, 2018 4:53 PM  
**To:** Martin Blaney  
**Cc:** Hardin, Raquel K; Tawanna Smith; Arlene Livingston; Virginia Stanley; Talley, Freda J  
**Subject:** RE: HUD 52515- Funding Application - Tenant Protection Vouchers

Good evening,

I wanted to follow-up with you regarding the TPV application. When we spoke about New Bern completing the application, it was with the understanding that Twin Rivers would be administering the TPVs for the residents since New Bern HA does not have an HCV program. As you are aware, HUD is not creating any new HCV programs as this time. After I spoke with staff in headquarters, it was explained that the TPV application needs to come from Twin Rivers and not New Bern HA. We have since corrected this and have been working with New Bern to preparing the TPV application and address any concerns they have with the application. They have stated it will take 2-3 weeks for the funding of the vouchers. We are trying to finalize and answer any questions by tomorrow.

I also have questions about the type of vouchers requested under the Demolition application, which may need to be changed to replacement vouchers. I am seeking clarification from the SAC about this issue and will follow up with you once I receive a response.

Please let me know if you have any questions.

Thanks,  
Courtney



**Courtney N. Kyles** | Director  
Phone 336.851-8072 | Cellphone: 202.975.5014 | Fax 336.547.4129  
Office of Field Operations  
Greensboro Office of Public Housing  
[Courtney.N.Kyles@hud.gov](mailto:Courtney.N.Kyles@hud.gov) | [www.hud.gov](http://www.hud.gov)



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**SouthEast Network (SEN):** "Supporting Everyone's Need for a safe and loving home."

TO: Board of Commissioners

FROM: Martin Blaney, Executive Director

A handwritten signature in cursive script, appearing to read "Martin Blaney", is written over the printed name in the "FROM" field.

RE: Demolition Application

DATE: November 19, 2018

HUD has accepted our application for Trent Court demolition and has already identified Trent Court as a candidate for demolition in their inventory control system (called "PIC"). The Greensboro HUD office has been most accommodating.

We will probably be required to submit a great deal of paperwork later, but the first task is to meet with residents (to discuss this and Section 8, as well). I am trying to make arrangements to have a meeting with Trent Court residents the week after Thanksgiving.

TO: Board of Commissioners

FROM: Martin Blaney, Executive Director



RE: FEMA meeting of November 13, 2018

DATE: November 19, 2018

Staff had the pleasure of meeting the FEMA public assistance delegation last Tuesday. After introductions, we reviewed some of their requirements and were informed of the following:

1. A claim may be submitted for the value of contents lost in our main office less the amount covered by insurance. This may be submitted as a separate "project" since we could expect reimbursement much quicker.
2. We may file a claim for all debris removal and mitigation costs.
3. We may file a claim for demolition.
4. We may file a claim for replacement housing if the replacement housing is not in a "floodway" as is Trent Court.

We were quite excited about this, but our optimism remains cautious.

TO: Board of Commissioners

FROM: Martin Blaney, Executive Director

RE: Carolina Avenue Property

DATE: November 19, 2018

A handwritten signature in black ink, appearing to read "Martin Blaney", is written over the "FROM:" line of the email header.

The Board of Aldermen's resolution authorizing the sale of Carolina Avenue property to the Housing Authority was approved by a 6 – 1 vote during their meeting of November 13, 2018. The sales price was set as \$455,000. There were no surprises or controversy.

I will be glad to talk about this and our arrangement with our developer on Monday night.

TO: Board of Commissioners

FROM: Martin Blaney

RE: Executive Director's Report

DATE: November 19, 2018



**Update**

I plan on providing an update of the status of displaced Trent Court residents on Monday.

**New Bern Towers**

One elevator was down for nearly a week because of a broken part. The part had to be ordered which delayed the repair for a couple days. Also, we had a significant water leak on November 5. We were able to repair it within a couple hours. Both were routine equipment failures due to the age of the building.