

COMMISSIONERS
CALVIN LOCKETT, CHAIRMAN
MARY FRANKLIN, VICE CHAIRMAN
TRINA HILL
WILLIAM SUMMERS
KAITLAN MCLAUGHLIN
WAYNE WILKINSON



INTERIM EXECUTIVE DIRECTOR
DAWN E. SANDERS-GARRETT

July 11, 2025

NOTICE OF REGULAR MEETING
OF THE CLARKSVILLE HOUSING AUTHORITY
BOARD OF COMMISSIONERS

Pursuant to Article III, Section I of the Bylaws of The Clarksville Housing Authority, as amended 3/16/2016, The Clarksville Housing Authority board meeting for July 16, 2025 will take place at 3:30pm at 721 Richardson St. Clarksville, TN 37040.

THE CLARKSVILLE HOUSING AUTHORITY

Dawn E. Sanders-Garrett, Executive Director

DIRECTORS

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Agenda
July 16, 2025
3:30 PM

1. Call to Order
2. Moment of Silence
3. Roll Call

Chairman Lockett
Vice Chairman Franklin
Commissioner Hill
Commissioner McLaughlin
Commissioner Summers
Commissioner Wilkinson

4. Public Comment (3 min limit)
5. Approval of Minutes
6. Executive Directors Report
7. Old Business
8. New Business
9. Adjournment

**MINUTES OF THE BOARD MEETING
OF THE CLARKSVILLE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
June 25, 2025**

The Board of Commissioners met at the Clarksville Housing Authority's main office on June 25, 2025. Chairman Lockett called the meeting to order at 3:32 PM, paused for a moment of silence, and upon roll call, the following were present and absent:

Present	Absent	CHA	Also Present
Calvin Lockett	Mary Franklin	Dawn E. Sanders-Garrett	Brad Gilmore
Trina Hill	Kaitlan Mclaughlin	Analosa Young	Marshall Albritton
William Summers			
Wayne Wilkinson			

Public Comment: None

The motion to review and approve May 21, 2025, regular board meeting was approved as presented by Commissioner Wilkinson and seconded by Commissioner Hill.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett		Summers	
Hill			
Wilkinson			

Executive Directors Report

The motion to review and approve Resolution 06.25.25.01 Admissions and Continued Occupancy Plan Updates, Lease Updates and Resident Charges Updates was approved as presented by Commissioner Lockett and seconded by Commissioner Summers.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett			
Hill			
Summers			
Wilkinson			

The motion to review and approve Resolution 06.25.25.02 Flat Rents was approved as presented by Commissioner Lockett and seconded by Commissioner Summers.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett			
Hill			
Summers			
Wilkinson			

The motion to review and approve Resolution 06.25.25.03 CHA Holiday Policy Amendment was approved as presented by Commissioner Lockett and seconded by Commissioner Hill.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett	Summers		
Hill			
Wilkinson			

The motion to review and approve Resolution 06.25.25.04 Approval of Annual Plan, Five Year Plan and Audit was approved as presented by Commissioner Lockett and seconded by Commissioner Summers.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett			
Hill			
Summers			
Wilkinson			

The motion to review and approve Resolution 06.25.25.05 Operating and Capital improvement Budget was approved as presented by Commissioner Lockett and seconded by Commissioner Summers.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett			
Hill			
Summers			
Wilkinson			

The NSPIRE inspections have been scheduled for July 15-17, 2025. Contractors are already onsite to mitigate all possible deficiencies starting with electrical issues.

There was a total of 3 move outs. Move-outs for this month can be attributed to nonpayment of rent and deceased tenants. A total of 31 Recertifications were completed for May. There was a

total of 5 move ins for May. A total of 45 out of 322 families have submitted all required documentation. They are pending background checks and must have the ability to pay the required deposits, rent and CDE if any.

A. Financials

The motion to review and approve the CHA Financials for May 2025 was approved as presented by Commissioner Lockett and seconded by Commissioner Summers.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett			
Hill			
Summers			
Wilkinson			

The motion to review and approve the Concord Gardens Financials for April 2025 was approved as presented by Commissioner Lockett and seconded by Commissioner Summers.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett			
Hill			
Summers			
Wilkinson			

B. Committee Reports - None

C. Old Business – AMA Contract

The Chairman moved that the draft contract be approved unless sufficient objections are received by the close of business on July 7, 2025. If no such objections are submitted by that date, the contract shall be deemed approved without the need for further board action.

AYES	NAYES	ABSTAIN	EXCUSED
Lockett	Wilkinson		
Hill			
Summers			

D. New Business – None

The regular Board meeting adjourned at 5:35 pm, followed by Executive Session as set forth below.

Upon the request of Commissioner Summers and without objection, the board entered into Executive Session.

Calvin Lockett, Chairman

Dawn E. Sanders-Garrett, Secretary