

**MINUTES
of the
REGULAR MEETING
of the
GREENE METROPOLITAN HOUSING AUTHORITY**

Tuesday, March 17, 2026

At 4:31 pm Chair Nancy Hadley called the meeting to order.

On a call of the roll, those in attendance were Board Chair Nancy Hadley, Board members Marilyn McCauley, Penny Madry-Johnson, Stacey Leggett, and Pam Gayheart who attended remotely by video. Also attending were staff including: Interim Executive Director Stan Popp, Supervisors Joyce Huddleson, Mary Jo Beatty, Nicole Robertson, Donna Lawhorn and Joe Stacy, Legal Counsel Attorney Jennifer Marietta, and several other staff.

Ms. McCauley made a motion to approve the minutes of the February 19, 2026 regular monthly meeting. The motion was seconded by Ms. Leggett. All were in favor and the motion carried.

Financial

Following review of February expenses, **Ms. Leggett made a motion to approve the February expenses. The motion was seconded by Ms. Madry-Johnson. All were in favor and the motion carried.**

Following review of the February and year-to-date financial reports, **Ms. Leggett made a motion to accept the financial reports. The motion was seconded by Ms. Madry-Johnson. All were in favor and the motion carried.**

Program Reports

Mary Jo Beatty reviewed the Occupancy Reports which showed the activity of move-ins and move-outs, end-of month vacancies for Public Housing and the other non-Public Housing properties owned and managed by Greene MHA. Work Order information was also shown.

Nicole Robertson reviewed the Housing Choice Voucher status report which showed the activity and status of the program including the base-line number of units versus the number of units leased at the end of February.

Joyce Huddleson reviewed the waiting list information for Public Housing and Housing Choice Voucher programs including the number of applications processed for the month.

Old Business

Both Donna Lawhorn and Stan Popp shared information on the status of the Fiscal Year 2025 independent audit, which should be finishing up this month in order to submit the required Financial Data Schedule (FDS) to the U.S. Department of Housing and Urban Development (HUD) as required by federal regulation.

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New Business

Discussion of Resolution 2026-1514 was tabled to allow time to closely review a previous version of the Credit Card Use Policy.

A date for Board Training was discussed and it was decided that April 2nd would work best for everyone, to begin at 4:00 pm and to end no later than 6:00 pm.

At 5:32 pm, the Board of Commissioners moved to Executive Session to discuss pending litigation and the hiring, firing, termination or promotion of an employee. Staff other than the Interim Executive Director were dismissed.

The Board returned to regular session at 5:48 pm.

Stan Popp made a recommendation that Joyce Huddleson be promoted to Deputy Director in addition to her responsibilities as supervisor of the Applications Department with a first step increase in compensation not to exceed 2% of her current salary. **Ms. McCauley made a motion to grant the promotion and the salary increase effective immediately. The motion was seconded by Ms. Leggett. All were in favor and motion carried.**

The next regular board meeting will be April 21, 2026 at 4:30 PM.

With no further business to come before the Board of Commissioners, and without objection, **Chairperson Hadley adjourned the meeting at 5:59 PM.**

Respectfully submitted,

Stan W. Popp, Secretary