

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

Tuesday, April 21, 2026

At 4:30 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, and Pam Gayheart. Board Member Stacey Legett asked to be excused. Also attending were staff including: Interim Executive Director Stan Popp, Deputy Director Joyce Huddleson, Cheryl Porter, Donna Lawhorn and Joe Stacy, and Legal Counsel Attorney Jennifer Marietta.

Ms. Gayheart made a motion to approve the minutes of the March 17, 2026 regular monthly meeting. The motion was seconded by Ms. McCauley. All were in favor and the motion carried.

Financial

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

Following review of the March and year-to-date financial reports, Chairperson Hadley tabled the action until later in the meeting due to lack of a motion.

Program Reports

Stan Popp 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.

Cheryl Porter 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 March.

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 has still not been completed, but hopefully soon so the Financial Data Schedule (FDS) can be submitted to the U.S. Department of Housing and Urban Development (HUD) as required by federal regulation.

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Stan Popp presented Resolution 2026-1514, Approval of Revision to the Credit Card Use Policy, which had been tabled at the March meeting. Following explanation of why the policy needed to be revised, **Ms. McCauley made a motion to approved resolution 2026-1514. The motion was seconded by Ms. Gayheart. All were in favor and the motion carried and said resolution was adopted.**

New Business

Resolution 2026-1516, Approval of Revised Organizational Chart and Position Titles was introduced by Stan Popp. After an explanation of the purpose, **Ms. McCauley made a motion to approve Resolution 2026-1516. The motion was seconded by Ms. Madry-Johnson. All were in favor and the motion carried and said resolution was adopted.**

Resolution 2026-1517, Approval of Procurement of New Software System and Implementation was introduced by Stan Popp. Following an explanation of the purpose **Ms. Gayheart made a motion to approve Resolution 2026-1517. The motion was seconded by Ms. Hadley. All were in favor except Ms. McCauley, who abstained, and the motion carried and said resolution was adopted.**

Chairperson Hadley returned to the financial reports and asked for a motion. **Ms. Gayheart made a motion to accept the financial reports. The motion was seconded by Ms. Hadley. All were in favor and the motion carried.**

Ms. McCauley raised a question about the process for selecting a new executive director, which began a discussion. Mr. Popp recommended not getting ahead of the agency being ready to actually start looking at candidates, but start preparing what is desired in a good candidate for the position. The discussion to continue next month.

At 6:10 pm, **Ms. Gayheart moved to enter into executive session to at the request of legal counsel. The motion was seconded by Ms. McCauley. On a call of the roll: Ms. Hadley – yes, Ms. McCauley – yes, Ms. Gayheart – yes, Ms. Madry-Johnson – yes.**

The Board returned to regular session at 6:20 pm, and without objection, Chairperson Hadley adjourned the meeting.

The next regular board meeting will be May 19, 2026 at 4:30 PM.

Respectfully submitted,

Stan W. Popp, Secretary