

Welcome Home

July Monthly Reports
August 2016

AGENDA
WORK SESSION

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THURSDAY, AUGUST 4TH
WORK SESSION
@ 8:15 AM

MEETING CALLED TO ORDER

AGENDA REVIEWED IN ITS ENTIRELY BEFORE DISCUSSION

PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)

NEW BUSINESS

- Public Defender
- Millage Rate
- Declare Certain Property as Surplus
- Transportation Enhancement Project III
- Virginia Cook Building Property
- Point University Residents Hall

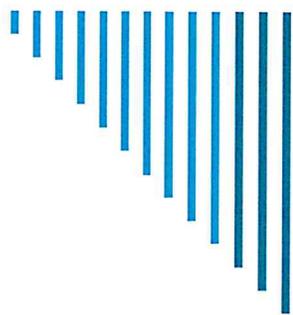
CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

ADJOURNED

[Next Meeting:](#)

[Council Meeting - Monday, August 8th @ 6:00 PM](#)



MINUTES





The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall July 11, 2016 at 6:00 P.M. with Mayor Pro Tem Steven M. Tramell presiding.

Members Present:

Councilmember Joseph R. Downs III
Councilmember Gloria R. Marshall
Councilmember Sandra Thornton
Councilmember Benjamin F. Wilcox

Members Absent:

Councilmember Gerald W. Ledbetter

Mayor Pro-Tem Tramell stated due to the current events of violence around our country such as the death of young black men in Minnesota, Louisiana and the death of Police Officers in Dallas TX, instead of calling on a minister for prayer, he called Council members Joseph R. Downs and Sandra Thornton for opening prayer. Councilmember Downs and Thornton asked for a moment of silence for the victims and asked for prayer to bring about a healing within our country.

Mayor Pro-Tem Steven M. Tramell led the Pledge of allegiance.

Mayor Pro-Tem Steven M. Tramell thanked Jim Wood Commissioner from Harris County for attending the meeting.

Mrs. Shirley Bailey thanked the Mayor and Council for allowing her to speak. She stated she had attended the Police Citizens Academy and had gained a better prospective and appreciation for the job our police perform daily in the line of duty. She wanted to thank them and encourage others to attend the Police Citizens Academy. She stated her family has been touched by the violence in our communities and asked for prayer for our City and Country.

Mayor Pro Tem Tramell called the meeting of the Mayor and City Council to order and welcomed everyone.

MINUTES

Mayor Pro Tem Tramell asked for a motion to approve the minutes from the June 13, 2016 regular meeting. Councilmember Sandra Thornton made said motion and was seconded by Councilmember Joseph R. Downs III; the minutes were **approved unanimously without change.**

FINANCIAL REPORT

Councilmember Benjamin F. Wilcox presented the June financial report with the July cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Sandra Thornton and **passed unanimously**.

AGENDA

Mayor Pro Tem Tramell asked for a motion to approve the agenda. Councilmember Gloria R. Marshall made said motion and seconded by Councilmember Sandra Thornton and **passed unanimously**.

ORDINANCE TO REZONE 0.27 ACRES LOCATED AT 208 SUNSET DRIVE

Councilmember Sandra Thornton made a motion to amend the code of the city and the zoning map of the city to reclassify the use zone of the property located at 208 Sunset Drive to Residential R-1A. The property consists of 0.27 acres and is found on the Troup County Tax map as parcel 094-4C-006-014. The motion was seconded by Councilmember Joseph R. Downs III; **passed unanimously**.

AGREEMENT WITH INTERACTIVE UTILITY COMMUNICATIONS

Councilmember Gloria R. Marshall made a motion to approve a standard service agreement between the City and Interactive Utility Communications. IUC agrees to provide call handling and dispatching for the City Monday through Friday from 5:00 p.m. to 8:00 a.m. and weekends from Friday 5:00 p.m. through Monday 8:00 a.m. plus holidays observed by the City. The City will pay a one-time program set-up fee of \$2,300 and \$1,000 per month for the services. The contract may be canceled after the first 12 months with a 90-day notice. The motion was seconded by Councilmember Sandra Thornton; **passed unanimously**.

OTHER

Councilmember Sandra Thornton offered condolence to the family of the late Myron Jackson. Mr. Jackson was a business man and community leader in the city.

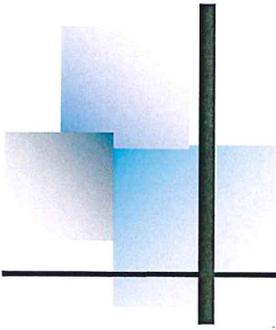
City Manager Ed Moon stated the SPLASH Park hours will be extended on Thursdays until 8:00 p.m.

ADJOURN

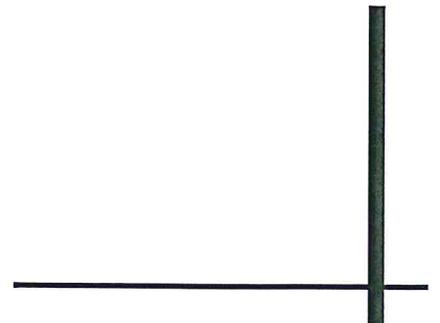
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

Steven M. Tramell
Mayor Pro Tem



FINANCIAL REPORT



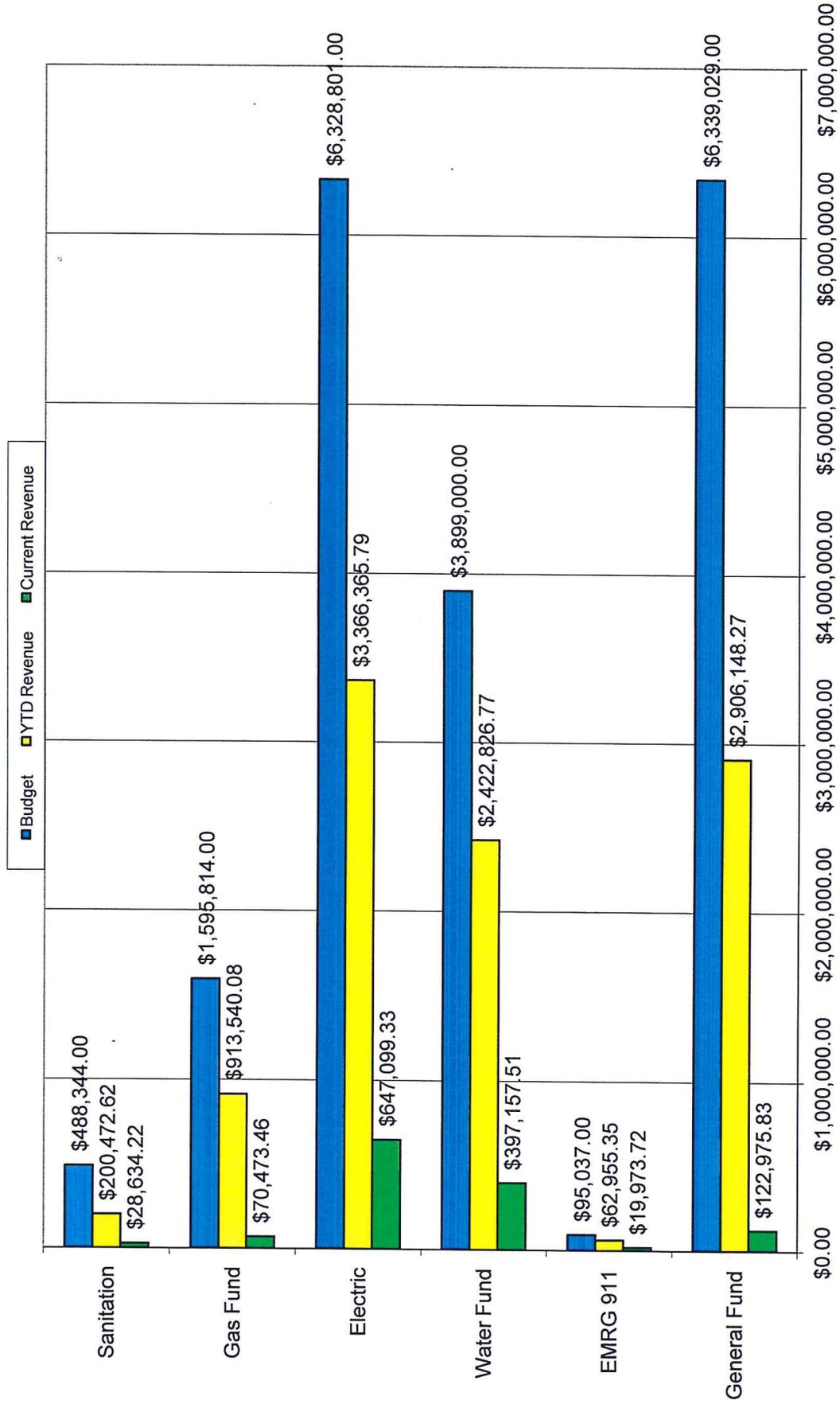


City of West Point Financial Report July, 2016

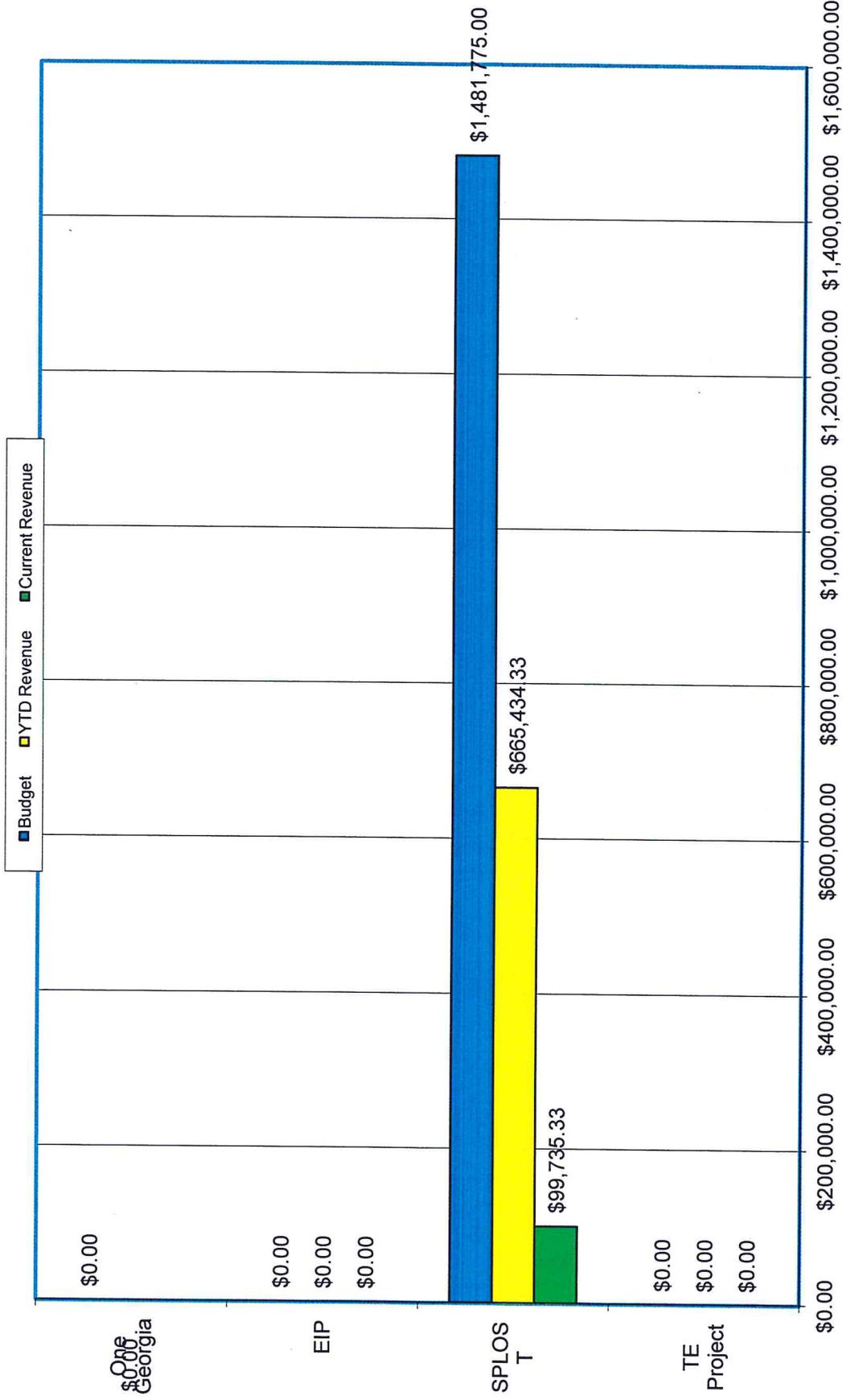
REVENUES

Current Revenue	General Fund	EMRG 911	Water Fund
YTD Revenue	\$122,975.83	\$19,973.72	\$397,157.51
Budget	\$2,906,148.27	\$62,955.35	\$2,422,826.77
Percentage Budget	\$6,339,029.00	66.24%	\$3,899,000.00
	45.85%		62.14%
Current Revenue	Electric Fund	Gas Fund	Sanitation
YTD Revenue	\$647,099.33	\$70,473.46	\$28,634.22
Budget	\$3,366,365.79	\$913,540.08	\$200,472.62
Percentage Budget	\$6,328,801.00	57.25%	\$488,344.00
	53.19%		41.05%
Current Revenue	One Georgia	EIP	SPLOST
YTD Revenue	\$0.00	\$0.00	\$99,735.33
Budget	\$0.00	\$0.00	\$665,434.33
Percentage Budget	\$0.00	#DIV/0!	\$1,481,775.00
	#DIV/0!		44.91%
Total All Departments	Total All Departments	Total YTD Revenue	Total All Departments
Current Revenues	\$1,386,049.40	\$10,537,743.21	\$10,537,743.21
Current Expense	\$2,326,451.71	Total YTD Expenses	\$11,323,921.19
over/under	(\$940,402.31)	over/under	(\$786,177.98)
	YTD Revenue	Budget	Percentage
	\$10,537,743.21	\$20,227,800.00	52.10%

Budget Revenue Comparison July, 2016



Budget Revenue Comparison July, 2016



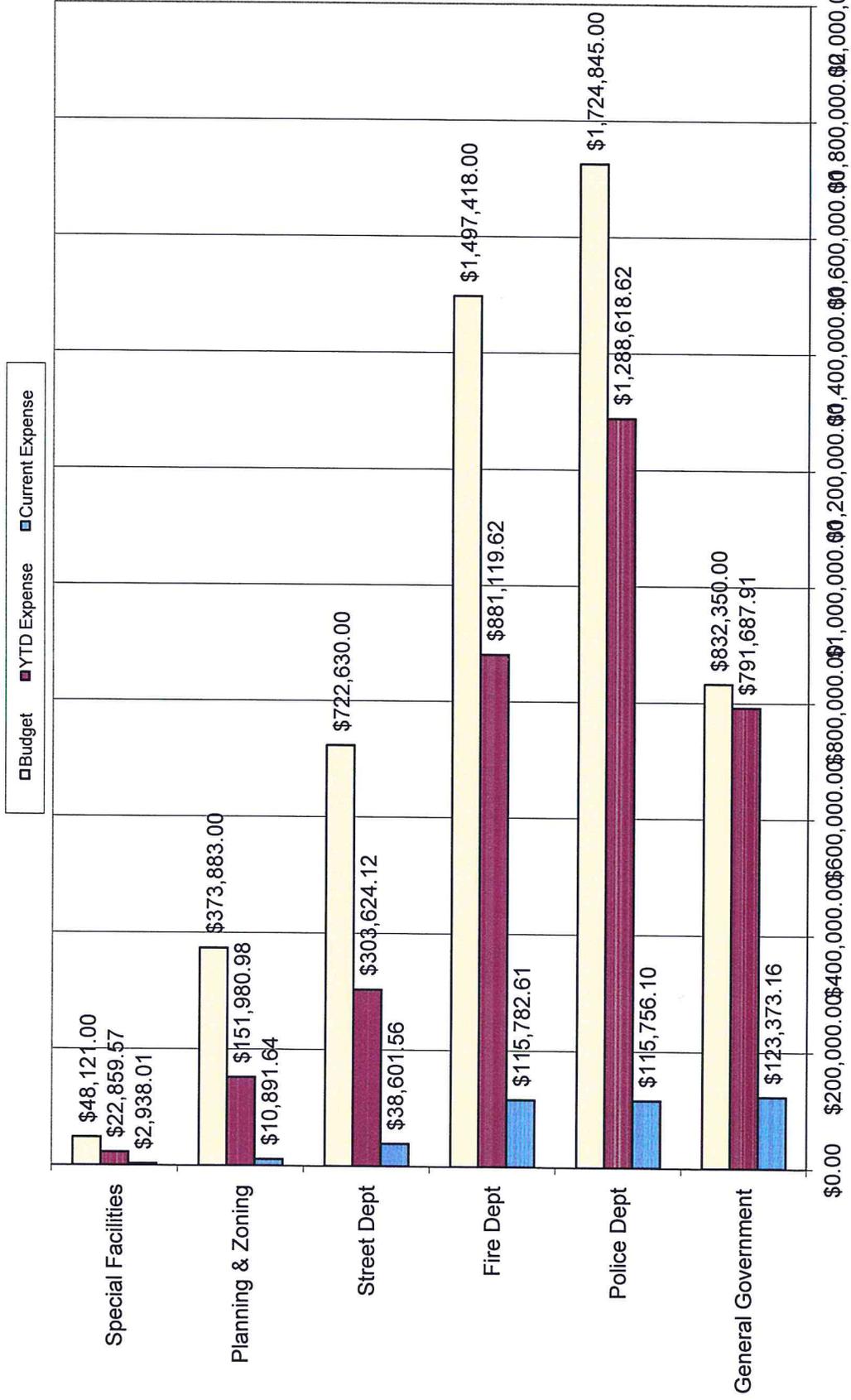


City of West Point Financial Report July, 2016

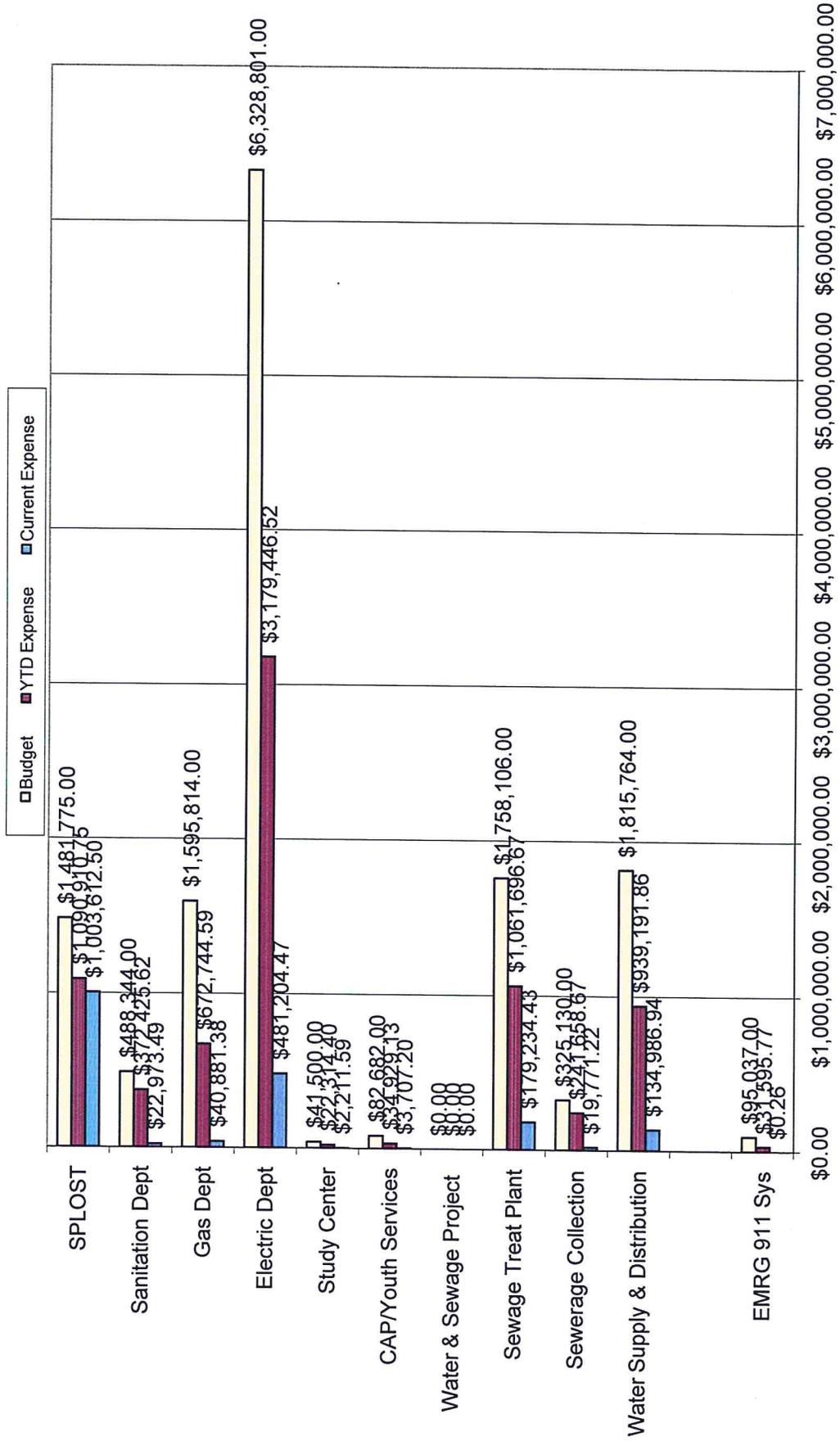
EXPENSES

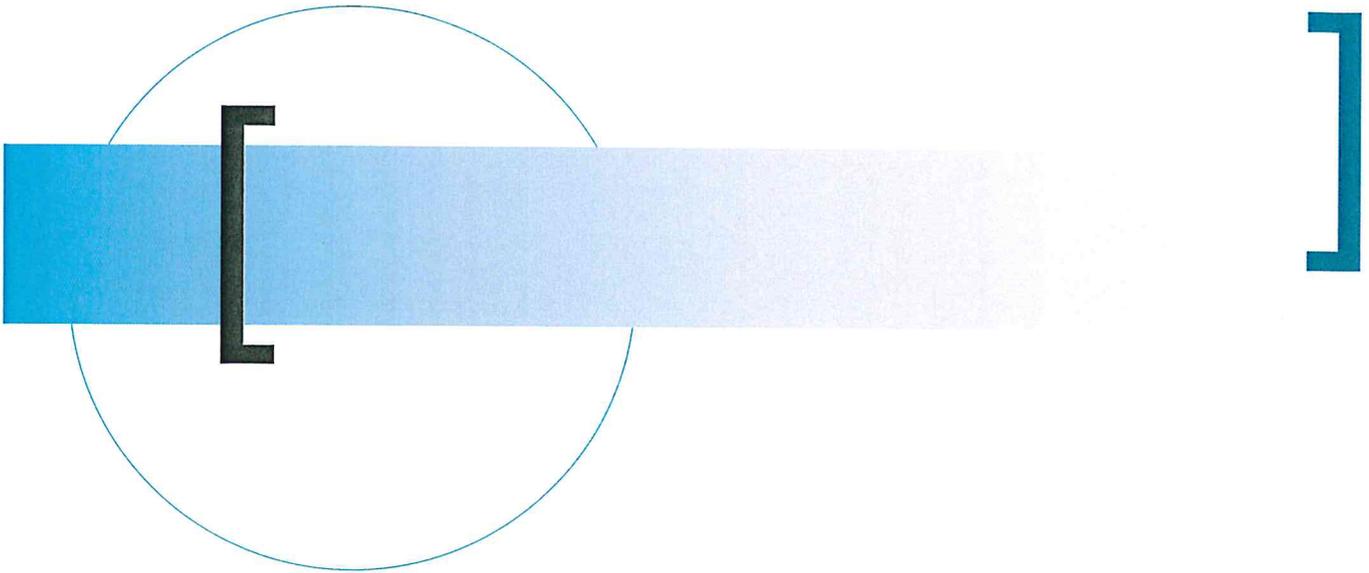
General Government	Police Dept	Fire Dept	Street Dept
\$123,373.16	\$115,756.10	\$115,782.61	\$38,601.56
\$791,687.91	\$1,288,618.62	\$881,119.62	\$303,624.12
\$832,350.00	\$1,724,845.00	\$1,497,418.00	\$722,630.00
95.11%	74.71%	58.84%	42.02%
Planning & Zoning	Special Facilities	EMRG 911 SYS	Water Dept
\$10,891.64	\$2,938.01	\$0.26	\$134,986.94
\$151,980.98	\$22,859.57	\$31,595.77	\$939,191.86
\$373,883.00	\$48,121.00	\$95,037.00	\$1,815,764.00
40.65%	47.50%	33.25%	51.72%
Sewer/ Water	Electric Dept	Gas Dept	Sanitation Dep
\$199,005.65	\$481,204.47	\$40,881.38	\$22,973.49
\$1,303,355.34	\$3,179,446.52	\$672,744.59	\$372,425.62
\$2,083,236.00	\$6,328,801.00	\$1,595,814.00	\$488,344.00
62.56%	50.24%	42.16%	76.26%
SPLOST	Study Center	CAP/Youth Services	Economic Dev
\$1,003,612.50	\$2,211.59	\$3,707.20	\$30,525.15
\$1,090,910.75	\$22,314.40	\$34,929.13	\$237,116.39
\$1,481,775.00	\$41,500.00	\$82,682.00	\$1,015,600.00
73.62%	53.77%	42.25%	23.35%
All Funds	Total All Departments	Total YTD Expenses	Total YTD Expenses
\$1,386,049.40	\$10,537,743.21	\$11,323,921.19	\$11,323,921.19
\$2,326,451.71	\$11,323,921.19	Budget	\$20,227,800.00
(\$940,402.31)	over/under	Percentage	55.98%
Current Revenues	Total YTD Revenue		
Current Expense	\$10,537,743.21		
over/under	\$11,323,921.19		
	(\$786,177.98)		

Budget Expense Comparison July, 2016



Budget Expense Comparison July, 2016





DEPARTMENT REPORTS

Fire Department

Planning Department

Police Department

Public Works

Utility Department

July 2016

Fires-NFIRS Series 100	13
NFIRS Series 200-Overpressure, rupture, explosion, overheat (no fire)	0
NFIRS Series 300-Rescue and EMS Incidents	8
NFIRS Series 400-Haradous Condition (no fire)	0
NFIRS Series 500-Service Call	0
NFIRS Series 600-Good Intent Call	3
NFIRS Series 700-False Alarm and False Calls	3
NFIRS Series 800	0
Severe Weather and Natural Disaster	
NFIRS Series 900 -Special Incident Type	0
Mutual aid fire responses TC	0
Mutual aid fire responses HC	0
Mutual aid fire responded Lanett	0
Automatic aid fire responses TC	0
Automatic aid fire responses HC	0
Automatic aid fire responses Lanett	0
TOTAL FIRE BY WPDF AND PARTNERS	24
EMS Patient Disposition	
EAMC-Lanier	16
EAMC-Opelika	1
WGMC	29
No Transport	9
Landing Zone	0
Midtown Medical Center	0
TOTAL EMS INCIDENTS BY WPDF	55
Mutual aid EMS provided to TC	0
Mutual aid EMS provided to HC	0
Mutual aid EMS provided to LFD	0
Mutual aid EMS from TC	0
Mutual aid EMS from HC	0
Mutaul aid EMS from Lanett	3
TOTAL EMS by WPDF and PARTNERS	55

Statistical Counts Report

For records with dates between 7/1/2016 and 7/31/2016

WEST POINT PD

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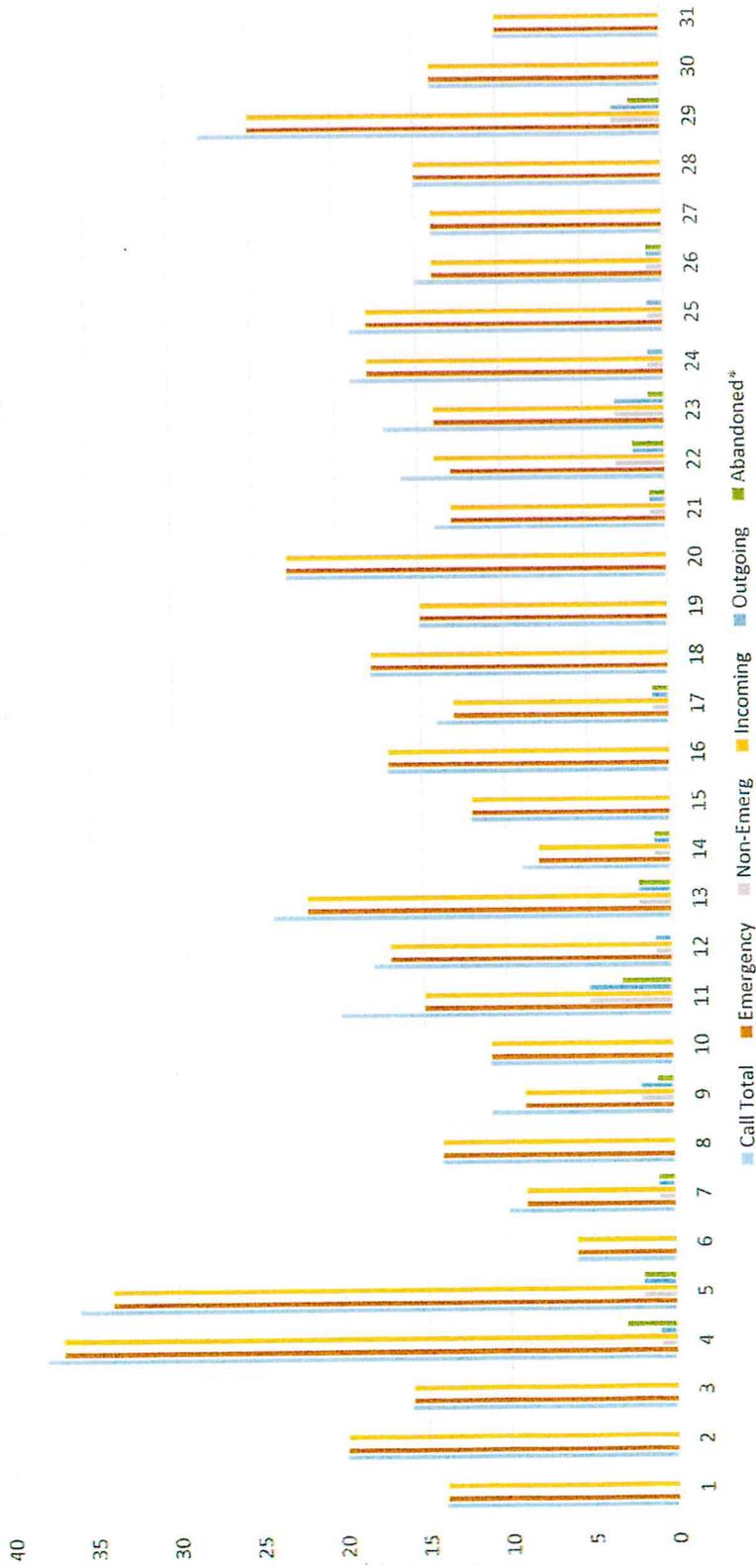
Incident Reports Created	<u>ALL</u> 128	<u>INCIDENTS</u> 105	<u>MISC.</u> 20	<u>FAMILY VIOL.</u> 3
Incident Reports Cleared	<u>ALL</u> 94	<u>BY ARREST</u> 15	<u>UNFOUNDED</u> 76	<u>EXCEPTIONALLY</u> 3
Property Involved			<u>STOLEN</u> \$59,833	<u>RECOVERED</u> \$30,884
Incident Type Level			<u>FELONY</u> 52	<u>MISDEMEANOR</u> 56
Investigative Files Opened				16
Investigative Files Assigned				19
Investigative Files Cleared				8
Drug Related Investigative Files Opened				1
Drug Related Investigative Files Cleared				0
Arrests / Booking Records				21
Citations Issued				70
Warnings Issued				31
Ordinance Violations				0
<u>Court Services</u>			<u>RECEIVED</u>	<u>SERVED</u>
Civil Papers			0	0
Subpoenas			0	0
Warrants			28	20
Accident Reports		<u>ALL</u> 22	<u>CRASH</u> 16	<u>PRIV PROP</u> 6

City of West Point, Georgia
9-1-1 Call Volume by Day - July 2016

	Daily Call Total	Call Category		Call Origin		
		Emergency	Non-Emerg	Incoming	Outgoing	Abandoned
1	14	14	0	14	0	0
2	20	20	0	20	0	0
3	16	16	0	16	0	0
4	38	37	1	37	1	3
5	36	34	2	34	2	2
6	6	6	0	6	0	0
7	10	9	1	9	1	1
8	14	14	0	14	0	0
9	11	9	2	9	2	1
10	11	11	0	11	0	0
11	20	15	5	15	5	3
12	18	17	1	17	1	0
13	24	22	2	22	2	2
14	9	8	1	8	1	1
15	12	12	0	12	0	0
16	17	17	0	17	0	0
17	14	13	1	13	1	1
18	18	18	0	18	0	0
19	15	15	0	15	0	0
20	23	23	0	23	0	0
21	14	13	1	13	1	1
22	16	13	3	14	2	2
23	17	14	3	14	3	1
24	19	18	1	18	1	0
25	19	18	1	18	1	0
26	15	14	1	14	1	1
27	14	14	0	14	0	0
28	15	15	0	15	0	0
29	28	25	3	25	3	2
30	14	14	0	14	0	0
31	10	10	0	10	0	0
		498	29	499	28	21
Total	527	527		527		21

*The Abandoned Call Count total is also included in the Incoming Call Origin Count.

City of West Point, GA
 Call Count by Day for July 2016



Public Works Department Activity Report

July 2016

Preventive maintenance on storm water collection system

Patch with 7 1/2 Tons

Haul Sludge for the W.P.C.P.

Trim limbs on the R-O-W and fill holes and clean edge of street

Cut and trim to clear sidewalks

Service and repair Equip.

Repair and replace street signs

Paint stripes in town area

Building maintenance

Clean up in town area and pressure wash

Spray weeds and grass in cracks

Cut and pick up trash on R-O-W

Haul trash

Cut grass on KIA Parkway & BLVD

Clean and replace some signs

Work at Virginia Cook Building outside

July 2016 Utility Department Reports

Gas Department/Utility Protection

For the month of July, 2016

task desc	Gas Crew & Utility Protection	department total
LOCATE UNDERGROUND UTILITIES	23	23
INVESTIGATE A REPORTED GAS LEAK	2	2
RETAKE UG LOCATES	5	5
GRAND TOTAL	30	30

Power & Lights

For the month of July, 2016

task desc	Electric Crew	department total
CHANGE METER	1	1
REPAIR STREET LIGHT	4	4
REPAIR SECURITY LIGHT	2	2
INSTALL SECURITY LIGHT	2	2
REPAIR TRAFFIC LIGHT	2	2
POWER OUTAGE	12	12
SET NEW/REPLACE POLE	2	2
MISCELLANEOUS-POWER	15	15
GRAND TOTAL	40	40

SERVICE TRUCK

For the month of July, 2016

task desc	Field Customer Service 2	department total
CITY HALL WORK ORDER	33	33
GRAND TOTAL	33	33

Sewer Department

For the month of July, 2016

task desc	Sewer Crew	department total
RAISE MANHOLE	1	1
GRAND TOTAL	1	1

July 2016 Utility Department Reports

Water Distribution

For the month of July, 2016

task desc	Water Distribution Crew	Sewer Crew	department total
MISCELLANEOUS-WATER	4	1	5
CHANGE METER BOX	1	0	1
NEW WATER SERVICE	3	0	3
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	1	0	1
GRAND TOTAL	9	1	10

Water Treatment Plant

July 2016

45,901,000 Gallons Withdrawn From River (Average 1,481,000 GPD)

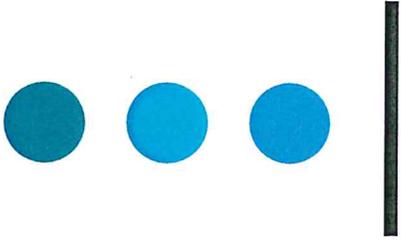
Highest Day Withdrawal was on July 29th. The amount was 2,033,000 Gallons.

44,504,000 Gallons Pumped to System (Average 1,436,000 GPD)

Wastewater Treatment Plant

July 2016

Not available at this time.



NEW BUSINESS

2016 Tax Digest

Summary/Recommendation

2015 Net Digest \$150,083,579

2016 Net Digest \$150,861,574

2016 Net Digest increased by \$777,995

\$721,289 of the increase was due to (RVA) Reassessment of Existing Real Property

Harris County negative (371,943)

Troup County positive 1,093,232

The State PT232.1 Computation of Millage Rate Rollback, calculated the City of West Point 2016 millage rate be rollback from the 2015 rate of 9.348 to 9.303 due to the (RVA)

Rolling back the millage rate to 9.303 would increase the Net Taxes Levied for 2016 by \$484.00 but would not be consider a raise in taxes because the RVA is considered in the calculation.

Taxes Levied 2016 \$1,403,465-

Taxes Levied 2015 \$1,402,981

 \$ 484

Staff recommends rolling the millage rate back with the State PT32.1 Computation of 9.303

NOTICE

The Mayor and City Council of the City of West Point Georgia does hereby announce that the millage rate will be set at the meeting to be held on Monday, August 8, 2016 at 6:00 p.m. in Council Chambers at West Point City Hall 730 1st Avenue, West Point, Georgia. Pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

	2011	2012	2013	2014	2015	2016
<i>City of West Point</i>						
Real & Personal	\$503,822,797	\$267,795,433	\$298,899,985	\$291,826,970	\$365,285,080	\$382,214,248
Motor Vehicles	\$4,560,630	\$5,071,740	\$5,555,850	\$4,716,240	\$3,859,200	\$2,991,990
Mobile Homes	\$3,841	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568
Timber 100%	\$41,100	-	-	-	-	\$45,159
Heavy Duty Equipment	\$0	\$154,684	\$5,600	\$0	\$50,626	\$50,626
Gross Digest	\$508,428,368	\$273,024,425	\$304,464,003	\$296,545,778	\$369,197,474	\$385,304,591
Less M&O Exemptions	\$369,176,346	\$125,908,335	\$156,884,101	\$153,396,236	\$219,113,895	\$234,443,017
Net M&O Digest	\$139,252,022	\$147,116,090	\$147,579,902	\$143,149,542	\$150,083,579	\$150,861,574
Gross M&O Millage	14.757	14.113	14.509	14.081	14.128	13.963
Less Rollbacks	4.976	4.521	4.984	4.556	4.780	4.660
Net M&O Millage	9.781	9.592	9.525	9.525	9.348	9.303
Net Taxes Levied	\$1,362,024	\$1,411,138	\$1,415,586	\$1,363,499	\$1,402,981	\$1,475,577
Net Tax \$ Increase	\$290,219	\$339,333	\$4,449	-\$52,087	\$39,482	\$72,596
Net Tax % Increase	21.31%	24.05%	0.70%	-3.82%	2.81%	4.92%

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	2011	2012	2013	2014	2015	Proposed Rollback 2016	Increase 2016
City of West Point							
Real & Personal	\$503,822,797	\$267,795,433	\$298,899,985	\$291,826,970	\$365,285,080	\$382,214,248	\$382,214,248
Motor Vehicles	\$4,560,630	\$5,071,740	\$5,555,850	\$4,716,240	\$3,859,200	\$2,991,990	\$2,991,990
Mobile Homes	\$3,841	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568
Timber 100%	\$41,100	-	-	-	-	\$45,159	\$45,159
Heavy Duty Equipment	\$0	\$154,684	\$5,600	\$0	\$50,626	\$50,626	\$50,626
Gross Digest	\$508,428,368	\$273,024,425	\$304,464,003	\$296,545,778	\$369,197,474	\$385,304,591	\$385,304,591
Less M&O Exemptions	\$369,176,346	\$125,908,335	\$156,884,101	\$153,396,236	\$219,113,895	\$234,443,017	\$234,443,017
Net M&O Digest	\$139,252,022	\$147,116,090	\$147,579,902	\$143,149,542	\$150,083,579	\$150,861,574	\$150,861,574
Gross M&O Millage	14.757	14.113	14.509	14.081	14.128	13.963	14.008
Less Rollbacks	4.976	4.521	4.984	4.556	4.780	4.660	4.660
Net M&O Millage	9.781	9.592	9.525	9.525	9.348	9.303	9.348
Net Taxes Levied	\$1,362,024	\$1,411,138	\$1,415,586	\$1,363,499	\$1,402,981	\$1,403,465	\$1,410,254
Net Tax \$ Increase	\$290,219	\$339,333	\$4,449	-\$52,087	\$39,482	\$484	\$6,789
Net Tax % Increase	21.31%	24.05%	0.70%	-3.82%	2.81%	0.03%	0.48%

PT32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2016

COUNTY **Troup/Harris** TAXING JURISDICTION **City of West Point**

INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

DESCRIPTION	2015 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2016 DIGEST
REAL	89,882,669	721,289	8,153,571	98,757,529
PERSONAL	275,402,411		8,054,308	283,456,719
MOTOR VEHICLES	3,859,200		-867,210	2,991,990
MOBILE HOMES	2,568		0	2,568
TIMBER -100%			45,159	45,159
HEAVY DUTY EQUIP	50,626		0	50,626
GROSS DIGEST	369,197,474	721,289	15,385,828	385,304,591
EXEMPTIONS	219,113,895	0	15,329,122	234,443,017
NET DIGEST	150,083,579	721,289	56,706	150,861,574
FLPA Reimbursement Value			0	
Adjusted NET DIGEST	150,083,579	721,289	56,706	150,861,574
	(PYD)	(RVA)	(NAG)	(CYD)
2015 MILLAGE RATE >>>	9.348	2016 PROPOSED MILLAGE RATE >>>		9.348

THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2015 Net Digest	PYD	150,083,579	
Net Value Added-Reassessment of Existing Real Property	RVA	721,289	
Other Net Changes to Taxable Digest	NAG	56,706	
2016 Net Digest	CYD	150,861,574	(PYD+RVA+NAG)
2015 Millage Rate	PYM	9.348	
Millage Equivalent of Reassessed Value Added	ME	0.045	(RVA/CYD) * PYM
Rollback Millage Rate for 2016	RR	9.303	PYM - ME

COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2016 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. Section 48-5-32.1(c) (2)	Rollback Millage Rate	9.303
	2016 Millage Rate	9.348
	Percentage Increase	0.48%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. Section 48-5-32.1 for the taxing jurisdiction for tax year 2016 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2016 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

____ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2016 exceeds the rollback rate, I further certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. Sections 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published five year history and current digest advertisement, the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

____ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2016 does not exceed the rollback rate, I further certify that the required five year history and current digest advertisement have been published in accordance with O.C.G.A. Section 48-5-32 as evidenced by the attached copy of such advertised report.

Signature of Responsible Party Title Date

RESOLUTION
2016
Ad Valorem Tax Levy

Be It Resolved that the 2016 Ad Valorem Tax Levy for the City of West Point shall be as follows:

Gross Levy	13.963 Mills
Local Option Sales Tax Credit (Rollbacks)	4.660 Mills
Effective Levy	9.303 Mills

Be It Further Resolved that the effective levy be distributed as follows:

City Tax	9.303 Mills
----------	-------------

Adopted this 8th day of August, 2016

Steven M. Tramell
Mayor Pro-Tem

Richard McCoy
City Clerk

To: Chief Bailey 
From: Captain Fawley

Date: July 1, 2016

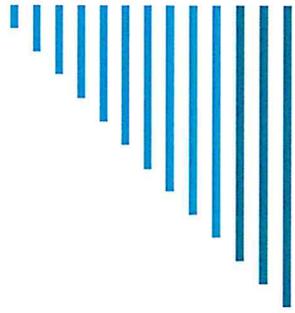
The West Point Police Department has several items that are in need to be declared as surplus property by the Mayor and City Council and afterwards placed as a bulk items on govdeals.com. These items are listed as follows

Bulk item #1: four cubicles with combined work and storage areas, used condition, tan and light blue in color,

Bulk item #2: Total of 21 pieces of office furniture including 8 desks, 13 assorted shelves and cabinets,

Bulk items #3: 22 assorted office chairs in used condition.

Attached to the memorandum are photographs of the above bulk equipment.



INFORMATION



West Point Development Authority

Agenda

August 1, 2016

- 1. Invocation & Lunch**
- 2. Minutes**
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
- 6. Economic Development Director Report – Meghan Duke**
- 6. Adjournment**
- 7. Next meeting to be held on Tuesday, September 6, 2016 at 12:00 noon.**

WEST POINT DEVELOPMENT AUTHORITY
Meeting Minutes
July 5, 2016

Members Present: Josh Moon, Lionel Johnson, Griggs Zachry, Wiky Gladden, and Kevin Patrick. Also present were Mayor, Steve Tramell, Downtown West Point Development Authority representative, Coleman Reeves, WPDA Attorney, Larry Nix, and Economic Development Director, Meghan Duke.

Meeting was called to order by Josh Moon.

Motion was made by Griggs Zachry and seconded by Wiky Gladden to approve the minutes of the May 2, 2016 meeting. Vote to approve was unanimous.

Motion was made by Josh Moon and seconded by Wiky Gladden to approve the financial reports for May and June, 2016. Vote to approve was unanimous.

Economic Development Director, Meghan Duke, reported activity for May and June.

Kathy Carlisle with Thinc College & Career Academy and Page Estes with LaGrange Troup County Chamber of Commerce attended July meeting to thank the Board for participation and involvement.

Josh Moon made a motion to contribute \$5,000 to CTC, Inc. which is to provide a quiet zone planning study to West Point for the CSX Railroad crossings in downtown West Point. Wiky Gladden seconded the motion. Vote to approve was unanimous.

The lease agreement for WPDA office space is due for renewal and the board discussed not renewing the lease since it is only used once per month for the meeting. Several options were discussed as to where to hold future meetings, but it was not decided where they will be held at this time. The board will discuss and make a decision later.

There being no further business, the meeting was adjourned.

J. Griggs Zachry, III
Secretary

8:09 AM
07/28/16
Accrual Basis

West Point Development Authority
Balance Sheet
As of July 31, 2016

	<u>Jul 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
CB&T Certificate of Deposit	251,392.21
Charter Bank - Money Market Acc	200,252.24
Operating Account	<u>377,920.16</u>
Total Checking/Savings	829,564.61
Accounts Receivable	
Loan Receivable - ITC CP LLC	<u>106,560.12</u>
Total Accounts Receivable	<u>106,560.12</u>
Total Current Assets	<u>936,124.73</u>
TOTAL ASSETS	<u><u>936,124.73</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	516,166.89
Retained Earnings	227,254.36
Net Income	<u>192,703.48</u>
Total Equity	<u>936,124.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>936,124.73</u></u>

8:09 AM
07/28/16
Accrual Basis

West Point Development Authority
Profit & Loss
July 2016

	<u>Jul 16</u>
Income	
Bond Incom	100,000.00
Intergovernmental Incom	30,000.00
Total Income	<u>130,000.00</u>
Expense	
Community Development	6,091.54
Computer & Website Maintenance	30.00
Contributions	25,000.00
Insurance	3,964.00
Lease Payment Expense	750.00
Legal and Closing	250.00
Marketing	200.00
Office Expense	337.85
Postage	47.00
Professional Dues & Subscript.	11.95
Total Expense	<u>36,682.34</u>
Net Income	<u><u>93,317.66</u></u>

West Point Development Authority
Profit & Loss Detail
 July 2016

8:10 AM
 07/28/16
 Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Income								
Bond Income								
Deposit	7/6/2016	DEP	Deposit	Payment In L...		Operating Acc...	100,000.00	100,000.00
Total Bond Income							100,000.00	100,000.00
Intergovernmental Income								
Deposit	7/18/2016	dep	Deposit	3rd Quarter		Operating Acc...	30,000.00	30,000.00
Total Intergovernmental Income							30,000.00	30,000.00
Total Income							130,000.00	130,000.00
Expense								
Community Development								
Check	7/1/2016	2110	Yvonne Reed			Operating Acc...	1,000.00	1,000.00
Check	7/6/2016	2113	Yvonne Reed	Lunch		Operating Acc...	91.54	1,091.54
Check	7/12/2016	2116	City of West Point	Quiet Zone P...		Operating Acc...	5,000.00	6,091.54
Total Community Development							6,091.54	6,091.54
Computer & Website Maintenance								
Check	7/1/2016	2102	West Point Industries			Operating Acc...	30.00	30.00
Total Computer & Website Maintenance							30.00	30.00
Contributions								
Check	7/12/2016	2114	THINC College & C...	Contribution		Operating Acc...	25,000.00	25,000.00
Total Contributions							25,000.00	25,000.00
Insurance								
Check	7/1/2016	2111	Philadelphia Insura...			Operating Acc...	2,476.00	2,476.00
Check	7/1/2016	2112	THE HARTFORD			Operating Acc...	1,488.00	3,964.00
Total Insurance							3,964.00	3,964.00
Lease Payment Expense								
Check	7/1/2016	2103	Tramell Properties			Operating Acc...	750.00	750.00
Total Lease Payment Expense							750.00	750.00
Legal and Closing								
Check	7/1/2016	2104	Morrow & Nix			Operating Acc...	250.00	250.00
Total Legal and Closing							250.00	250.00
Marketing								
Check	7/12/2016	2115	Meghan Duke	Reimburse...		Operating Acc...	200.00	200.00
Total Marketing							200.00	200.00

West Point Development Authority
Profit & Loss Detail
 July 2016

8:10 AM
 07/28/16
 Accrual Basis

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Office Expense								
Check	7/1/2016	2105	Integrity Leasing LLC			Operating Acc...	144.45	144.45
Check	7/1/2016	2106	Dello Products Inc.			Operating Acc...	70.00	214.45
Check	7/1/2016	2107	WOW!			Operating Acc...	123.40	337.85
Total Office Expense							337.85	337.85
Postage								
Check	7/20/2016	2101	Postmaster	Stamps		Operating Acc...	47.00	47.00
Total Postage							47.00	47.00
Professional Dues & Subscript.								
Check	7/1/2016	2109	GSCCCA			Operating Acc...	11.95	11.95
Total Professional Dues & Subscript.							11.95	11.95
Total Expense							36,682.34	36,682.34
Net Income							93,317.66	93,317.66

West Point Development Authority
Profit & Loss Budget vs. Actual
July 2016

8:11 AM
 07/28/16
 Accrual Basis

	Jul 16	Budget	\$ Over Budget	% of Budget
Income				
Bond Income	100,000.00	100,000.00	0.00	100.0%
Intergovernmental Income	30,000.00	30,000.00	0.00	100.0%
Total Income	130,000.00	130,000.00	0.00	100.0%
Expense				
Community Development	6,091.54	166.67	5,924.87	3,654.9%
Computer & Website Maintenance	30.00	208.33	-178.33	14.4%
Contract Labor	0.00	4,750.00	-4,750.00	0.0%
Contributions	25,000.00			
Education	0.00	83.33	-83.33	0.0%
Insurance	3,964.00	4,500.00	-536.00	88.1%
Lease Payment Expense	750.00	750.00	0.00	100.0%
Legal & Closing-Projects	0.00	333.33	-333.33	0.0%
Legal and Closing	250.00	250.00	0.00	100.0%
Marketing	200.00	1,666.67	-1,466.67	12.0%
Miscellaneous Expense	0.00	83.33	-83.33	0.0%
Office Expense	337.85	416.67	-78.82	81.1%
Postage	47.00	8.33	38.67	564.2%
Professional Dues & Subscript.	11.95	333.33	-321.38	3.6%
Travel	0.00	83.33	-83.33	0.0%
Total Expense	36,682.34	13,633.32	23,049.02	269.1%
Net Income	93,317.66	116,366.68	-23,049.02	80.2%

West Point Development Authority
Profit & Loss Budget vs. Actual
 January through July 2016

8:12 AM
 07/28/16
 Accrual Basis

	Jan - Jul 16	Budget	\$ Over Budget	% of Budget
Income				
Bond Income	210,000.00	100,000.00	110,000.00	210.0%
Interest Income	371.25			
Intergovernmental Income	90,000.00	90,000.00	0.00	100.0%
Total Income	300,371.25	190,000.00	110,371.25	158.1%
Expense				
Community Development	8,221.04	1,166.65	7,054.39	704.7%
Computer & Website Maintenance	310.00	1,458.31	-1,148.31	21.3%
Contract Labor	5,000.00	33,250.00	-28,250.00	15.0%
Contributions	52,500.00	30,000.00	22,500.00	175.0%
Education	0.00	583.31	-583.31	0.0%
Insurance	4,614.00	4,500.00	114.00	102.5%
Lease Payment Expense	5,250.00	5,250.00	0.00	100.0%
Legal & Closing-Projects	810.00	2,333.31	-1,523.31	34.7%
Legal and Closing	1,750.00	1,750.00	0.00	100.0%
Marketing	200.00	11,666.65	-11,466.65	1.7%
Miscellaneous Expense	0.00	583.31	-583.31	0.0%
Office Expense	2,489.18	2,916.69	-427.51	85.3%
Postage	47.00	58.31	-11.31	80.6%
Professional Dues & Subscript.	2,314.65	2,333.31	-18.66	99.2%
Project Development	24,161.90			
Travel	0.00	583.31	-583.31	0.0%
Total Expense	107,667.77	98,433.16	9,234.61	109.4%
Net Income	192,703.48	91,566.84	101,136.64	210.5%



S. Meghan Duke
Economic Development Director
706.645.3518
meghanduke@cityofwestpointga.com

Economic Development Director Report
Submitted: Friday, July 22, 2016

- Met with Holly Winner Regional Tourism Project Manager - Presidential Pathway. (Monday, July 11)
- Met with Steven Rowe, Vice President of AEC, Inc. (Tuesday, July 12)
- Met with Harris Gray on Site Plan. (Wednesday, July 13)
- Hosted 13 Georgia Economic Development Project Managers for a Familiarization Tour of Troup County. (Thursday, July 14-Friday, July 15)
- Attended Region 4 Economic Developers Retreat. (Monday, July 18)
- Attended West Point Historic Preservation Committee meeting. (Tuesday, July 19)
- Attended LaGrange Rotary Club meeting. (Wednesday, July 20)
- Silent Rail Crossing Meeting with CTC Inc. and Federal Railroad Administration. (Wednesday, July 20 and Thursday, July 21)
- Attended Interactive Utility Communications kick off meeting for West Point services. (Friday, July 22)
- Monday, July 25 – Friday, July 29: Annual Leave



Getting Down to Business

Shaping work-savvy students for a demanding workplace, THINC College & Career Academy takes a down-to-business approach to education.

Why THINC?

Troup County is at the center of a regional economic development boom, with hundreds of employers needing highly skilled individuals to fill essential positions. We must increase our graduation rate to keep up with the demand.

That's where THINC comes in.

A public charter school available to Troup County high school students, THINC College & Career Academy was created by a diverse, public-private partnership, and began offering classes in 2015-16. THINC students can also earn college credit at West Georgia Technical College, Point University and LaGrange College, as part of the Move On When Ready Dual Enrollment program.

At THINC, students are inventing, building, thinking, challenging the norm and engaging in rigorous studies, all in preparation for work and college. The school culture embeds concepts of leadership and entrepreneurship into the curriculum, providing an innovative environment where young minds envision their lives working in manufacturing, engineering, energy, healthcare, business and marketing careers.

Each Graduate Will:

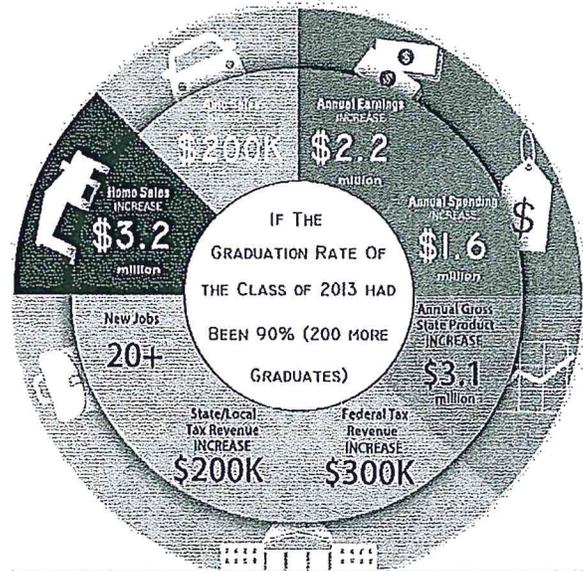
- ✓ Have a plan for postsecondary education and career
- ✓ Have a continuum of career experiences
- ✓ Be engaged locally, connected globally.
- ✓ Be *Articulate, Driven, Ready.*

How We're Making a Difference

We're focused on making a difference in our community and in the lives of Troup County high school students, from all socio-economic backgrounds, including those at risk.

2015-16 School Year by the Numbers	THINC	TCSS
Enrollment (10 th -12 th grade)	474	
Attendance	99%	94%
Discipline Referrals	8%	39%
Free Lunch	50%	57%
Soft Skills	91% passing	N/A
Parent Satisfaction	80% would recommend	N/A
Graduation Rate (12 th grade)	99%	

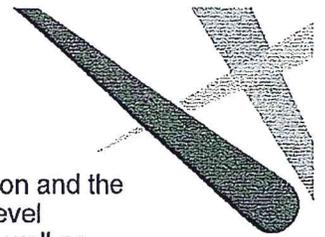
THE ECONOMIC BENEFITS OF INCREASING THE HIGH SCHOOL GRADUATION RATE FOR TROUP COUNTY SCHOOL SYSTEM



THE BEST ECONOMIC STIMULUS PACKAGE IS A HIGH SCHOOL DIPLOMA.

THE ABOVE PROJECTIONS WERE ADAPTED FROM DATA GENERATED BY THE ALLIANCE FOR EXCELLENCE IN EDUCATION FOR THE STATE OF GEORGIA, TO DETERMINE THE ECONOMIC BENEFITS OF IMPROVING HIGH SCHOOL GRADUATION RATES & SENDING ADDITIONAL GRADUATES TO COLLEGE.





Benefits to Employers

THINC provides employers the opportunity to have a VOICE and HAND in education and the impact on the future workforce. This includes direct access to your future ground-level workforce through Work-Based Learning and Pathway committee membership, as well as mentorship and interaction with students with events like our career fairs.

Outcomes for your business include:

- Reduced Turnover
- Better Employee Skills
- Increased Productivity
- Reduced onboarding time/cost
- Enhanced employee relations
- Improved attendance

Guarantee to Employers: All graduates will demonstrate good work performance, ethics, and contribution to the organization – or THINC will re-train for free.

How You Can Get Involved

- ✓ Input
- ✓ Expertise
- ✓ Funding

We want to hear from you – whether it's to schedule a tour, provide input or funding, or reserve our board room for a meeting.

Contact THINC

706-668-6800

kathycarlisle1@gmail.com

One College Circle
LaGrange, GA 30240

Thanks to our Donors!

Chairman Level - \$1million+

Kia Motors Manufacturing Georgia
Technical College System of Georgia

Presidential Scholars - \$500k-999k

Georgia Power
Callaway Foundation

Stakeholders - \$100k-499k

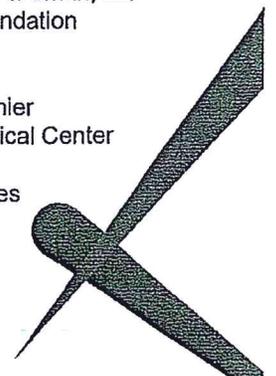
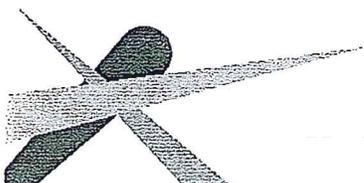
Sewon America
Troup County Center for
Strategic Planning
Mobis
Troup County Development Authority
LaGrange Development Authority
Interface
West Point Development Authority

Innovators - \$25k-99k

PowerTech America
LaGrange-Troup County
Chamber of Commerce
Kelsey Advertising & Design
J. Smith Lanier and Co.
Blue Cross Blue Shield
Ray C. Anderson Foundation
Bretford
Diverse Power

Entrepreneurs - \$5k-24.9k

Smith Design Group
CSX
Mountville Mills
Wayne Abbott
CB&T
Constangy, Brooks & Smith, LLP
W.L. Amos Sr. Foundation
Verizon Wireless
Present Energi
Cam & Melanie Lanier
East Alabama Medical Center
Wheelabrator
Loy's Office Supplies
Cella'Door Studio
Jeff Foxworthy
Malone Staffing
Caterpillar
Kimberly Clark





retail strategies

RECon2016

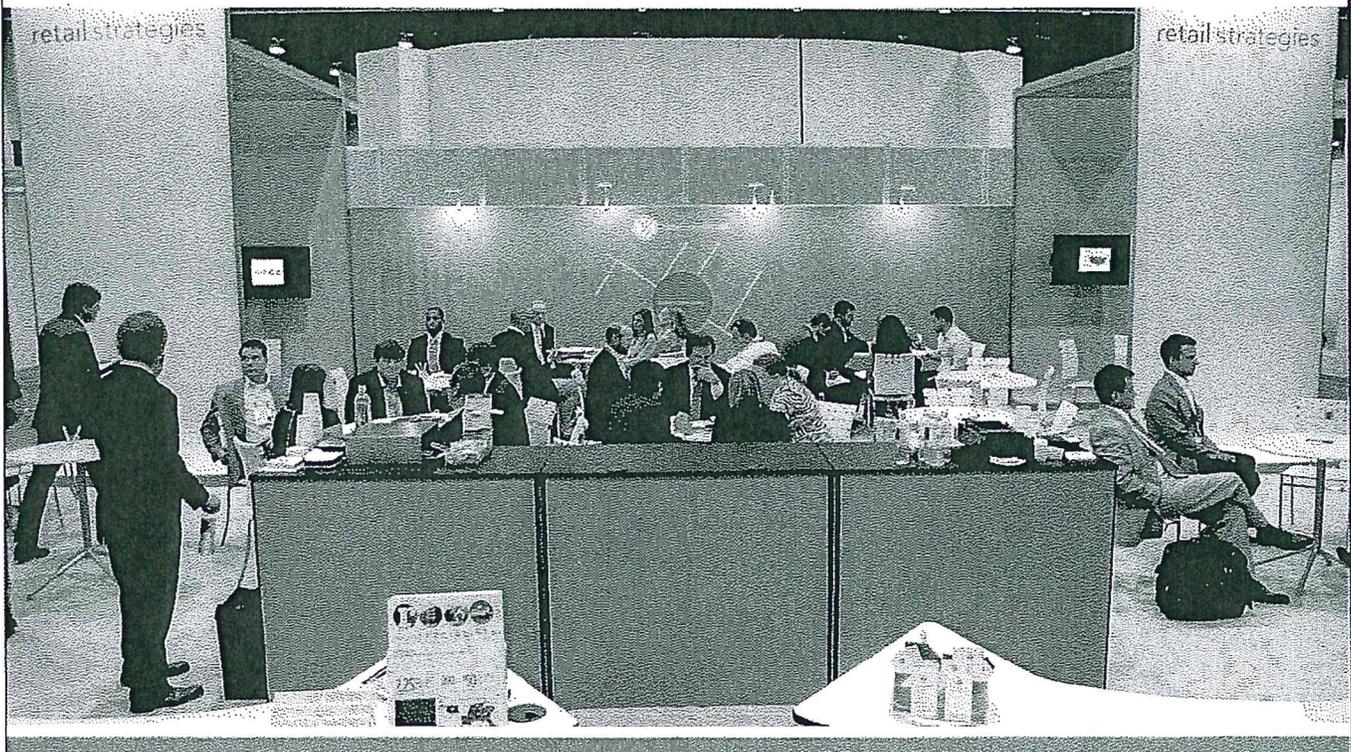
The annual ICSC Las Vegas RECon convention is the largest gathering of real estate professionals in the world. Each year Retail Strategies secures a 40 x 40 booth to conduct hundreds of meetings with retailers, developers and brokers on behalf of our clients. Many of these meetings are high level meetings and the follow up is really where the rubber meets the road.

Below is a brief synopsis of our efforts on behalf of your community. This list is merely a peak inside some of those meetings and will hopefully give you some insight into what we are working on for you.



36,000 Attendees
1,000 exhibitors
1,000,000 sq/ft

As well as the deal making, our team is very involved with ICSC and other retail organizations. We have 3 employees serving as ICSC board members in addition to other retail and economic development committees we serve on. Our President and COO Lacy Beasley conducted a Professional Development Workshop at the show to discuss retail as a vital economic development tool to an audience of over 400. We are proud to be seen as industry leaders and are constantly working to educate peers in our field as well as the public sector.





August 24, 2015

Mr. Steve Trammel
West Point Downtown Development Authority
City of West Point
PO Box 574
West Point, GA 31833

RE: Quiet Zone Planning Proposal

Dear Mr. Trammel:

CTC, Inc. is pleased to submit this proposal to provide quiet zone planning services to West Point Downtown Development Authority for the City of West Point. The proposed quiet zone includes the following CSX Railroad crossings:

- W 7th Street
- W 8th Street
- W 9th Street

Scope of Services

Our proposed scope of services will consist of the following tasks:

1. Determine existing circuitry and provide USDOT Grade Crossing Inventory data
2. Develop preliminary QZ recommendations and conceptual plans
3. Coordinate and conduct diagnostic team review - on site
4. Provide Railroad and FRA Coordination
5. Prepare Draft Report with recommendations and order of magnitude cost estimates
6. Prepare and submit Final Report
7. Provide status updates
8. Project management, accounting and administration

Fee for Services

We propose to complete these services for a lump sum fee of \$17,938. Any additional amount in excess of the fee for this project must be authorized by you, the client. We expect to be able to complete this work within 90 days. Billing will be monthly on a percent complete basis.

We appreciate the opportunity to provide this proposal. If you have any questions or need additional information, please do not hesitate to call me at (817) 886-8215.

Sincerely,

A handwritten signature in cursive script that reads "Kurt Anderson".

Kurt Anderson
CTC, Inc.

Accepted by:

Steve Trammel

Date: _____

www.ctcinc.com

WEST POINT DEVELOPMENT AUTHORITY

July 7, 2016

Tramell Properties, LLC
101 Highland Drive
West Point, Georgia 31833

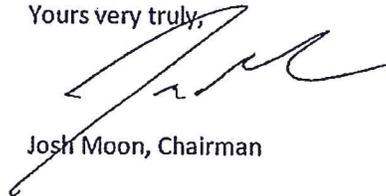
Re: Commercial Lease Agreement dated August 1, 2014

Dear Steve:

In accordance with our previous discussions, please consider this letter as formal notification of the intention of the West Point Development Authority not to renew the above referenced lease agreement upon the expiration of the current term which ends July 31, 2016.

Please contact me should you have any questions or comments. Thank you.

Yours very truly,

A handwritten signature in black ink, appearing to read "Josh Moon", is written over the typed name below.

Josh Moon, Chairman

The Housing Authority of the City of West Point, Georgia

Regular Board Meeting

Thursday, July 21, 2016

4:00 P.M.

AGENDA

	Page
1. Invocation	
2. Introduction of Guests	
3. Consider Approval of Minutes for Scheduled Board Meeting of May 19, 2016. (Attached behind Agenda)	
4. Consider Approval of Staff Reports:	
Finance	1 - 3
Occupancy.....	4
5. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending May 31, 2016.....	5
6. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending June 30, 2016.....	6
7. Executive Director's Report	
8. Any and All Other Matters That May Be Brought Before the Board.	

Respectfully submitted,


J. Len Williams
Secretary-Treasurer

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT
REGULAR BOARD MEETING
MAY 19, 2016

The Commissioners of the Housing Authority of the City of West Point, Georgia, met for the regular Board Meeting at the Rental Office Community Room in West Point on the 19th day of May 2016, as allowed by and in compliance with By-laws of the Authority.

Chairperson Wiky Gladden called the meeting to order at 4:00 p.m. and on roll call the following Commissioners answered present:

Geraldine Jones
Coleman Reeves
Stan Rodimon
Dianne Davidson

The following Commissioner(s) were absent:

Nekos Davis
Burt Winston

OTHERS PRESENT

Len Williams, Sabrina Richards, Lisa Walters and Jackie White

INVOCATION

Wiky Gladden

INTRODUCTION OF GUESTS

Mayor Pro Tem Steve Trammell introduced by Chairperson Gladden

APPROVAL OF MINUTES FOR RESCHEDULED BOARD MEETING OF MARCH 17, 2016 HELD ON APRIL 7, 2016 AND SPECIAL BOARD MEETING OF APRIL 15, 2016

There were no corrections made to the minutes. Motion was made by Commissioner Reeves and seconded by Commissioner Rodimon. The board unanimously approved the minutes.

APPROVAL OF STAFF REPORT

Following discussion and on motion by Commissioner Rodimon, seconded by Commissioner Davidson, the board unanimously approved the financial report

CONSIDER A RESOLUTION ADOPTING THE FY2016-2017 OPERATING BUDGET

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-101

(The original of this Resolution is filed in the Resolution Binder)

Following discussion and on motion by Commissioner Reeves and seconded by Commissioner Jones, the board unanimously adopted the Operating Budget.

CONSIDER A RESOLUTION AUTHORIZING THE CHARGING OFF OF RESIDENTS ACCOUNT BALANCES FOR MONTH ENDING MARCH 31, 2016

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-102

(The original of this Resolution is filed in the Resolution Binder)

Following discussion and on motion by Commissioner Jones and seconded by Commissioner Rodimon, the board unanimously approved the report to charge off \$2,090.66.

CONSIDER A RESOLUTION AUTHORIZING THE CHARGING OFF OF RESIDENTS ACCOUNT BALANCES FOR MONTH ENDING APRIL 30, 2016

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-103

(The original of this Resolution is filed in the Resolution Binder)

Following discussion and on motion by Commissioner Jones, and seconded by Commissioner Rodimon, the board unanimously approved the report to charge off \$696.57

EXECUTIVE DIRECTOR'S REPORT

Mr. Williams discussed with the board the conversation with HUD. HUD was surprised by the change of strategy of the proposal presented to them. Instead of two (2) phases we would recommend three (3) phases. In the 1st Phase we would begin with 65 units, the 2nd phase will be 45 units and tax credits for the 3rd phase which will

be 110 units total. The Housing Authority would have no ownership but will only disperse the vouchers and someone else can purchase the land. A Request for Proposal (RFP) would be issued to owners and developers. After the first 65 units are cleared they can then be demolished.

Mayor Pro-Tem will get names of owners and developers to try to get them to take the project based vouchers. With the vouchers, the residents rent will remain the same. Whatever they are paying now it will not change. The board would like to see what is being proposed in writing for better clarification, also Mayor Pro-Tem would like e-mails sent to him. Ms. Walters will have everything in writing for review. The appraisal is still being worked on but will be ready by the next board meeting.

ANY AND ALL OTHER MATTERS THAT MAY BE BROUGHT BEFORE THE BOARD

With regards to the Moving To Work (MTW), Mr. Williams stated we need to make a request this year to implement the MTW program. This information will be sent to HUD along with the other proposal. In the next two (2) months, we will meet and discuss this issue but right now our first priority is to finish the RAD proposal.

With no further discussion meeting adjourned at 5:07 p.m.

Wiky Gladden, Chairperson

J. Len Williams, Secretary-Treasurer

**THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
BALANCE SHEET
JUNE 30, 2016**

Assets		
Cash	\$	10,428
Tenant Accounts Receivable (Net)		34,461
Investments		1,144,000
Prepaid Expenses and Other Assets		31,581
Land, Structures & Equipment	\$	12,549,756
Less: Accumulated Depreciation	(9,509,584)	
		3,040,172
Total Assets		\$ 4,260,642
Liabilities		
Tenant Security Deposits	\$	44,374
Accounts Payable - Vendor		-
Accounts Payable - HACG		14,457
Payment in Lieu of Taxes		19,288
Tenant Prepaid Rents		14,677
Accrued Compensated Absences		19,165
Other Liabilities		1,376
Total Liabilities		\$ 113,337
Surplus		
HUD-PHA Contributed Assets	\$	3,040,172
Operating Reserve		1,107,133
Total Surplus		\$ 4,147,305
Total Liabilities and Surplus		\$ 4,260,642

**THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
INCOME STATEMENT**

As of
JUNE 30, 2016

	<u>YEAR-TO-DATE</u>			2016 ANNUAL BUDGET
	Actual	Budget	Favorable/ (Unfavorable) Variance	
REVENUES				
Rental Income	\$ 666,158	\$ 711,010	\$ (44,852)	\$ 711,010
Other Income	18,358	26,000	(7,642)	26,000
HUD Subsidy	974,843	981,996	(7,153)	981,996
CFP Operating Transfer	133,711	-	133,711	-
Total Revenues	\$ 1,793,070	\$ 1,719,006	\$ 74,064	\$ 1,719,006
EXPENSES				
Administrative	\$ 142,345	\$ 144,995	\$ 2,650	\$ 144,995
Property Mgmt/Accounting Fee/Frontline Fees	179,611	174,030	(5,581)	174,030
Resident Service	11,091	12,882	1,791	12,882
Utilities	473,280	605,000	131,720	605,000
Ordinary Maintenance	384,068	444,371	60,303	444,371
General Expenses	152,176	163,246	11,070	163,246
Extra-Ordinary Maintenance/RAD	4,893	-	(4,893)	-
Capital Expenditures	40,331	35,000	(5,331)	35,000
Total Expenses	\$ 1,387,795	\$ 1,579,524	\$ 191,729	\$ 1,579,524
Net Income/ (Deficit) from Operations	\$ 405,275	\$ 139,482	\$ 265,793	\$ 139,482

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA

Grant Funding
JUNE 30, 2016

Grant Funding	Program End Dates	Approved Budget	Total Obligated	Actual Expenditures	Remaining to Obligate	Remaining to Disburse
CFP - FY'14	05/12/16 Obligate 05/12/18 Disburse	255,916	70,081	34,793	185,835	221,123
CFP - FY'15	04/12/17 Obligate 04/12/19 Disburse	277,264	27,726	27,726	249,538	249,538
CFP - FY'16	04/12/18 Obligate 04/12/20 Disburse	288,175	-	-	288,175	288,175
ROSS - FY'12	12/17/13 Effective 12/17/16 Disburse	191,565	153,050	153,050	38,515	38,515
Total Grants		\$ 1,012,920	\$ 250,857	\$ 215,569	\$ 762,063	\$ 797,351

CFP = Capital Fund Program (Modernization)
ROSS = Resident Opportunity for Self-Sufficiency

1-Jul-16

MR. J. LEN WILLIAMS, EXECUTIVE DIRECTOR
 THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GEORGIA
 WEST POINT, GEORGIA

DEAR MR. WILLIAMS:

I submit the following "Report on Tenant Selection" for the period 06/01/16 - 06/30/16

PUBLIC HOUSING

No. of Apparently Eligible Applications on Hand last reported period	320
No. of Applications taken during reporting period	0
No. of Applications suspended or withdrawn during reporting period	6
No. of Move-Ins for reporting period	4
No. of Apparently Eligible Applications on Hand for reporting period	310

Applications on Hand

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
0	146	114	45	11	2

= 318

NO. OF VACANT APARTMENTS AND MOVE-INS

Developments	Total No. of Units	Units Vacant 05/31/16	Moved Out During June	Moved In During June	UNITS AVAILABLE 06/30/2016							Total Units Vacant	Percent Units Vacant
					0 BR	1 BR	2 BR	3 BR	4 BR	5 BR			
PINE RIDGE APTS	741	42	0	1	0	0	0	0	0	1	0	1	2%
GRANT APTS.	742	55	1	0	0	0	0	1	0	0	0	1	2%
O.J. COOK APTS	743	8	3	3	0	0	2	1	1	2	0	6	75%
O.J. COOK APTS	744	110	3	0	0	0	1	0	0	2	0	3	3%
HIGGINS CIRCLE	747	8	0	0	0	0	0	0	0	0	0	0	0%
Sub-Total	223	7	4	4	0	0	2	2	1	3	0	11	5%
GRAND TOTAL	223	7	4	4	0	0	2	2	1	3	0	11	5%

RESPECTFULLY SUBMITTED,

MISTY MICHELLE STUBBS
 PUBLIC HOUSING COORDINATOR

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED MAY 31, 2016

WHEREAS, detailed statements of various resident account balances are of record in the Authority's files;

WHEREAS, the circumstances of the balances due to the Authority have been fully considered, and there is no reasonable prospect of collection without unwarranted expense;

BE IT THEREFORE RESOLVED that the necessary entries are authorized to clear the books and records for vacated resident account balances as follows:

DEVELOPMENT NAME	RENT	RETRO	MAINT	OTHER	TOTAL	COUNT
PINE RIDGE APARTMENTS - 741	-	-	-	-	\$ -	0
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK 1 APARTMENTS - 743	864.28	-	-	415.79	\$ 1,280.07	2
O.J. COOK 2 APARTMENTS - 744	-	-	-	-	\$ -	0
HIGHLANDS - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 864.28	\$ -	\$ -	\$ 415.79	\$ 1,280.07	2

Wiky Gladden
Chairperson

J. Len Williams, CPM
Chief Executive Officer

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED JUNE 30, 2016

WHEREAS, detailed statements of various resident account balances are of record in the Authority's files;

WHEREAS, the circumstances of the balances due to the Authority have been fully considered, and there is no reasonable prospect of collection without unwarranted expense;

BE IT THEREFORE RESOLVED that the necessary entries are authorized to clear the books and records for vacated resident account balances as follows:

DEVELOPMENT NAME	RENT	RETRO	MAINT	OTHER	TOTAL	COUNT
PINE RIDGE APARTMENTS - 741	-	-	-	-	\$ -	0
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK 1 APARTMENTS - 743	99.89	-	-	-	\$ 99.89	1
O.J. COOK 2 APARTMENTS - 744	-	-	-	-	\$ -	0
HIGHLANDS - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 99.89	\$ -	\$ -	\$ -	\$ 99.89	1

Wiky Gladden
Chairperson

J. Len Williams, CPM
Chief Executive Officer