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MHA by-laws & historical data

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BY-LAWS

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HISTORICAL DATA

HOUSING AUTHORITY OF MARIETTA, GEORGIA

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MARIETTA HOUSING AUTHORITY

PROJECTS

Number	Name	Units
Ga 10-1R	Clay Homes	132
Ga 10-2	Fort Hill Homes	120
Ga 10-3	Lyman Homes	125
Ga 10-4	Boston Homes	125
Ga 10-5	Branson Homes	25
Ga 10-6	Johnny Walker Homes	125
Ga 10-7	Branson Homes Addition	50
Ga 10-8	Dorsey Manor	102
Ga 10-9	Marietta Place	86
Ga 06-E010-001	Section 8 Existing	275
Ga 06-E010-002	Section 8 Existing	125
	Total Units	<u>1,290</u>

**HISTORICAL DATA
OF
HOUSING AUTHORITY OF
MARIETTA, GEORGIA**

The Marietta Housing Authority was created by the Mayor and Council of Marietta, Georgia on May 9, 1938 under the provisions of Section 9-11; Code of Georgia, (Acts 1937, pp 210, 211). A cooperative Agreement was also entered into between the City of Marietta and the Marietta Housing Authority effective the same date. Said agreement stipulates conditions and agreements by both parties as regards the elimination of slums and the development and construction of new housing units within the City of Marietta.

Under the provisions of Section 99, Georgia Law, the Mayor appointed the first board of five commissioners in May 1938. One was appointed for five years, one for four years, one for three years, one for two years, and one for one year. All subsequent appointments are for a period of five years. Mayor L. M. Blair appointed the following Marietta citizens as the first commissioners of Marietta Housing Authority:

T. C. BRANSON, JR.
MAX PITTARD
B. F. BOATNER
W. L. LANCE, SR.
BILL TATE

An organizational meeting was held in the offices of Brumby Chair Company at 2:00 p.m. June 30, 1938. Mr. T. C. Branson, Jr. was elected as Chairman, Mr. Max Pittard was elected Vice-Chairman, and Mr. Bill Tate was elected Secretary.

On July 8, 1938 a meeting of the Authority was held and Cooper, Cooper and Anderson; Barili and Humphryes were selected as architects for the Authority. At the December meeting Dr. J. E. Hedges

was appointed to conduct a real property survey. At the June 9, 1939 meeting Mr. George D. Anderson was appointed as the Authority's attorney, and Mr. C. D. Brown was employed as Engineer.

Sites were discussed during the meeting of August 25, 1939. Site number one, or "white site", known as Green Street; and site number two, or "negro site", known as the area surrounding the negro schools, were selected as the first two areas to initiate clearance.

On October 10, 1939 Mr. Paul A. Gregory was appointed by the board as the first Executive Director at a monthly salary of \$250.00 per month. The board also appointed Mrs. Stanton Read as office manager and secretary at a monthly salary of \$100.00. Mr. W. L. Vance also tendered his resignation which was accepted with regrets.

On February 6, 1940 Marietta received approval of \$768,000 for construction of 228 units of public housing; Project Ga. 10-1 to be 108 units, and Ga. 10-2 to be 120 units. Projects Ga. 10-1 was amended by adding 24 additional units for a total of 132 units. In March 1940 the Marietta Housing Authority named Ga. 10-1R Clay Homes in honor of United States Senator A. S. Clay, and Ga. 10-2 was named Kennesaw Homes for Kennesaw Mountain. Later this name was changed to Fort Hill Homes due to its location being at the foot of Fort Hill on which confederate batteries were located during the Civil War, and to avoid confusion with the name of the mountain.

In February 1943 negotiations were completed between the federal government and Cobb County for the lease of 101 acres of land on which 1,000 public housing units would be erected for defense workers at the Bell Bomber Plant. These were Projects Ga. 9172 and Ga. 9083 known as Marietta Place and were to be temporary war housing units built under the Lanham Act. Plans included demolition after termination of World War II. However, housing remained critical in

Marietta after the war and the units were permitted to remain. The Marietta Housing Authority operated these units for the federal government until February 1953 at which time the federal government quit-claimed all interest in the improvements and equipment to Marietta Housing Authority. After transfer of said property, the Authority entered into negotiations with Cobb County, Mr. R. S. Rudasill, Mr. A. N. Haney, and Mrs. W. E. Riley to purchase the land upon which the building were located. Purchase of the R. S. Rudasill property was made September 9, 1953, the W. E. Riley property March 12, 1954, and the A. N. Haney property April 5, 1956. In 1958 Southern Technical Institute indicated an interest in moving to Cobb County. One of the conditions was that land be made available at no cost in order for them to erect a new facility. An agreement was entered into between the Marietta Housing Authority and Cobb County whereby the Authority would purchase the 93 acres Housley property on Clay Street for Southern Tech if Cobb County would deed 40 acres on the south side of Clay Street to the Authority. The land north of Clay Street owned by Cobb County was retained under lease until the 380 units of housing were removed in November 1962. Prior to removal, Southern Tech was permitted the use of 100 units for student housing until dormitories were constructed at the school site.

In July 1949 the Marietta Housing Authority received approval for 250 more units of public housing. One hundred twenty-five units were for "negro" occupancy, known as Project Ga. 10-3 — Lyman Homes — in honor of Caroline M. Lyman. Ms. Lyman, a prominent black citizen, was born in Marietta on October 25, 1842 and devoted her life to service of others. The remaining 125 units were for "white" occupancy, known as Project Ga. 10-4, were named Boston Homes in honor of Colonel John H. Boston. Colonel Boston was born in Marietta in 1871, graduated from Marietta

High School, and also graduated from the University of Georgia in 1891.

In November 1957 Marietta received approval from the federal government for the first urban renewal project in Marietta, known as the Southwest Urban Renewal Project Ga. R-16. The Marietta Housing Authority was designated as agent for the City to administer this project which was budgeted at an estimated gross project cost of \$3,790,550. The total federal grant was \$2,008,577 with a local grant-in-aid of \$976,437. The grant-in-aid was divided between non-cash and cash, with \$787,263 in non-cash which is paid by building new streets, schools, sidewalks, street lighting, sewer and water systems, etc. The cash payment into the program was \$189,174 which was paid by the Marietta Housing Authority from proceeds of Marietta Place. This project was bounded generally by Polk Street on the north, West Goss Street on the south, L & N Railroad on the east and Wright Street on the west, with a total area of 63 acres.

On November 21, 1958 the Marietta Housing Authority received notice that the Public Housing Administration had approved Marietta's plan for development of 25 units of housing to be designed especially for occupancy by senior citizens. This was the first housing for senior citizens to be developed in the southeastern United States and is known as Project Ga. 10-5, Branson Homes.

In February 1957 it was recognized there would be a need for replacement housing in order to relocate families who would be displaced by the Southwest Urban Renewal Project. Application was made to the Public Housing Administration for an additional 125 units of public housing. After approval, the Housing Authority began looking for a site to locate the units. However, each time a site was selected nearby residents objected and held a number of protest meetings. After objections were raised on five different locations, the Marietta Housing Authority asked the Mayor

and Council for assistance. A public meeting was held by the Mayor and Council and different sites were outlined. In conclusion, the Mayor and Council directed the new units, Project Ga. 10-6 — Johnny Walker Homes, be built in the Southwest Urban Renewal area. Construction was delayed another four years because of the problem in locating a suitable site.

It was recognized that the above 125 units would use a considerable amount of the land that had been planned for single family residences and would necessitate the selection of another area for these homes. Therefore, in June 1964 the Marietta Housing Authority voted to purchase the old Hardage Dairy Farm of 80 acres for \$110,000. This property bounded Marietta city limits on the north and was to be designed as a subdivision for single family residences. Immediately the nearby residents began to complain; holding protest meetings with the intention of dissolving the sale of the property in Superior Court. An election was held in an attempt to activate an 1885 charter for the City of Elizabeth and enjoin the Housing Authority from proceeding with the development. After several meetings between the Authority and affected citizens, a satisfactory solution was reached. The property was transferred to a group of citizens who placed restrictive covenants on the property and transferred it back to the Authority. The agreement further stipulated that 30.4 acres would be sold as a boundary tract along Marble Mill Road, and that the Authority would retain a 14.5 acre tract along Kennesaw Avenue until it could be developed for institutional use. The remaining 50.1 acres could be developed as a subdivision for black residents who would be displaced by urban renewal programs. This 50 acres was developed in two stages, yielding 58 residential lots with homes developed from \$23,000 to \$35,000.

In December 1963 approval was received to construct an additional 50 units of elderly housing in Branson Homes to be known as Project Ga. 10-7 —

Branson Homes Addition. Approval was also received to construct a central office which would permit consolidation of all administrative and maintenance functions and eliminate the expense of separate administrative and maintenance operations in each project office, maintenance functions were moved into the old administrative office at Clay Homes where it continues to operate in a more cost efficient manner.

In July 1965 Marietta's second urban renewal project, Ga. R-69, known as the "Johnson Street" project was approved. This project is located in the northeast section of the city, bounded on the south by Page Street and Blackwell Lane; on the north by Montgomery and Pine Streets; on the east by McIntosh Street; and on the west by Cherokee Street. This project area encompasses 54.8 acres and the estimated gross project cost of \$3,196,013 with a total federal Capital grant of \$2,464,472 and a local grant-in-aid of \$608,729. This local grant-in-aid is to be divided with \$281,756 in cash and \$326,973 in non-cash in the form of new streets, utilities, etc.

In January 1967 another urban renewal project known as "Government Complex", Project Ga. R-106, was established. This project was developed in the downtown area on the east side of the Square bounded on the north by Dobbs Street; on the south by Washington Avenue; on the west by East Park Square and Cherokee Street; and on the east by Haynes and Waddell Streets. This project site contains nine acres in the downtown area and is primarily a central business district development. Approximately 12 dwelling units were located in the northeast portion of the project. At the present time all property has been purchased, redeveloped, or sold.

In January 1967 HUD authorized the Marietta Housing Authority to proceed with Project Ga. 10-8, a development of 102 elderly housing units. The project, "Annie Coryell Dorsey Manor", is a nine story

highrise building located at 212 Lemon Street on the old Keith School site and was purchased from the Marietta Board of Education.

The Authority continued to successful completion of three Urban Renewal Projects. On January 30, 1976 Project Ga. R-16, Southwest Urban Renewal Project, was closed out with the Authority purchasing the five remaining parcels of land that had not been sold for \$186,500. All of this land was later sold. On February 7, 1977 Project Ga. R-106, Downtown Urban Renewal Project was closed out and earned credits were transferred to Project Ga. R-69, and on July 11, 1977 Project Ga. R-69, Johnson Street Urban Renewal Project, was closed out and all unsold land was transferred to the City of Marietta. In the final close out the City of Marietta received \$143,523.38 as a letter of credit to be added to the Community Development Block Grant Program, and the Authority received \$236,850.62. From this the city was paid \$70,419.12 for past due utilities and the remaining balance of \$175,219.50 was reserved for paying engineering fees and improvements in the redevelopment of Marietta Place.

In May 1977 the first phase of 142 units of the old War Housing Project, Marietta Place, was placed under contract by the city for demolition. This was done under the city's Community Development Program. Tenants were continued to be relocated and the second phase of 168 units was placed under contract for demolition in July. The third phase of 108 units was placed under contract for demolition in October and the fourth and final phase of 100 units was placed under contract in February 1978.

A contract for preliminary study on the redevelopment of the land was entered into with John J. Harte and Associates in December 1976 with the Chamber of Commerce agreeing to pay the fee. This was done due to the fact the Authority had no funds available from which this fee could be paid.

Work continued by the Authority to plan and de-

velop an industrial park in which small parcels of land could be sold to individuals. As there was over a million dollars in outstanding bonds against the property, it was necessary to amend the bond indenture in order that small tracts could be released and proceeds from the sale forwarded to the trustee. This was completed with the City's help in March 1977 and much interest was being shown by persons and firms who were interested in purchasing one and two acre tracts. Knowing that utilities and streets would be a costly item, efforts were begun to try and secure a grant from the Economic Development Administration to help defray part of this cost. We were advised that the city qualified and a program could be submitted as soon as funds became available. This continued for over a year and no funds became available. In June 1978 the Authority received a proposal from Kern and Padgett, Inc. to purchase a 14 acre tract on Fairground Street for \$208,000. As this tract could be sold without the development of any street or utilities, the Authority accepted the proposal. Immediately negotiations were begun to try and interest Kern and Padgett to purchase the remaining acreage and develop the entire tract into an industrial park. In the interim, Media Investments, Inc. submitted a proposal to purchase 9.97 acres of land on Fairground Street immediately south of the tract approved for sale to Kern and Padgett. This proposal was accepted by the Authority. The remaining acreage that could be sold was 36.75 acres and on September 11th Kern and Padgett, Inc. submitted a proposal to purchase this tract for \$227,500. This proposal was to develop a first class industrial park with all streets and utilities on a tract of 50.75 acres. This proposal was accepted by the board and on March 15, 1979 the total tract was closed for \$507,500. Immediately previous to this closing, a loan was secured from The First Bank and Trust Company for \$700,000, which together with funds in escrow were sufficient to pay off all outstanding bonds. After closing of the tract with Kern and Padgett the \$507,500

was used to reduce the \$700,000 loan. On April 4, 1979 9.97 acre tract was closed with Media Investments, Inc. and the \$118,350 was also used to reduce the loan. The Authority had made three monthly payments of \$8,400 against the loan and the remaining balance of \$48,963 was outstanding after all sales. This balance was set up on twelve monthly installments which will be paid from rental proceeds of Marietta Place.

Presently the Authority operates 804 units of federally assisted housing and own 86 units that are leased to the government and operated as low rent housing. In addition to this the Authority operates a Section 8 program for Cobb County which consists of 400 units of rent subsidy that are leased through private enterprise.

The only land remaining in possession of the Authority, other than on which projects are located, is 22 acres on the south side of Rottenwood Creek east of Fairground Street which cannot be sold due to the excessive cost of a bridge to reach the land that is required by the U. S. Army Corps of Engineers in the 100 year flood plain.

In the conveyance of Marietta Place it was agreed that all proceeds over and above the expense of operating would be used for community development.

The following is a partial list of items that were paid for out of the rental proceeds from this development from March 1, 1953 through September 30, 1974.

Larry Bell Park	\$ 77,739.
Purchased bulldozer — City of Marietta ...	6,250.
Reevaluation of property — City of Marietta	30,500.
Annexation Study — City of Marietta	9,000.
Urban Renewal — City of Marietta	453,976.
National Guard Armory — City of Marietta	26,952.

Fire Department — City of Marietta	9,787.
Drainage Problem — City of Marietta.....	6,700.
Automobile — Board of Education	700.
Cash Contributions — City of Marietta.....	162,730.
Marietta Junior Baseball Council	7,650.
Jackie Robinson Baseball League	2,405.
Planning — McCollum Airport	10,000.
Purchase of Southern Tech property	153,075.
Fort Hill Nursery and furnishings	11,000.
Lights — Heck Pony League Field	2,500.
YWCA Building Fund	6,000.
Marietta Pony League	1,052.
Boys Club	2,200.
Seats — Lemon Street School	2,992.
Addition — Waterman Street School	38,500.
Purchase of property — Board of Education Lemon & Haynes Street	19,259.
Hickory Hills School Site	19,500.
Sewer line — Wright Street School site ...	5,863.
School pay increases — Board of Education	12,000.
Cobb County YMCA	1,000.
Recreation in MHA projects	36,896.
Payment in Lieu of Tax — City of Marietta	705,659.
Payment in Lieu of Tax — Cobb County	46,560.

\$1,868,195.

Utilities to City of Marietta and

Atlanta Gas Light Co. \$3,361,311.

TOTAL \$5,229,506.

**BY-LAWS OF THE HOUSING AUTHORITY
OF MARIETTA, GEORGIA
AS ADOPTED ON APRIL 14, 1980**

ARTICLE I — THE AUTHORITY

Section 1 — Name of Authority. The formal name of the Authority shall be "The Housing Authority of the City of Marietta, Georgia." The trade name of the Authority shall be "Marietta Housing Authority."

Section 2 — Seal of the Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the month and date the Authority was created.

Section 3 — Office of the Authority. The office of the Authority shall be at 269 Lawrence Street in the City of Marietta, Georgia, but the Authority may have offices at such other place or places as the Board of Commissioners may from time to time designate by resolution.

ARTICLE II — BOARD OF COMMISSIONERS

Section 1—Appointment, Qualifications and Tenure of Commissioners. The Board of Commissioners of the Authority shall be composed of five Commissioners appointed in accordance with the provisions of Georgia Code Annotated Section 99-1110. Commissioners shall be appointed for a term of office of five years, except that all vacancies shall be filled for the unexpired term. No Commissioner may be an officer or employee of the City of Marietta. A Commissioner shall hold office until his successor has been appointed and has qualified. (Authority: Section 99-1110, Georgia Code Annotated.)

Section 2 — Exercise of Powers. The powers of the

Authority shall be vested in the Commissioners thereof in office from time to time. Three Commissioners shall constitute a quorum of the Authority for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the Authority upon a vote of a majority of the commissioners present, except in those cases where these bylaws require a larger number. **No vote may be taken on a motion or resolution at any time during a meeting when a quorum is not present.** The Board of Commissioners shall select a Chairman and Vice Chairman from among the commissioners. The Authority may employ a Secretary (who shall be Executive Director), technical experts and such other officers, agents and employees, permanent and temporary, as it may require, and shall determine their qualifications, duties and compensations. For such legal services as it may require, the Authority may call upon the chief law officer of the City of Marietta or may employ its own counsel and legal staff. The Authority may delegate to one or more of its agents or employees such powers or duties as it may deem proper. (Authority: Section 99-1112, Georgia Code Annotated).

Section 3 — Removal of Commissioners. For inefficiency or neglect of duty or misconduct in office, a commissioner of the Authority may be removed by the Mayor of the City of Marietta, but a commissioner shall be removed only after he has been given a copy of the charges at least ten (10) days prior to the hearing thereon and has had an opportunity to be heard in person or by counsel. In the event of the removal of any commissioner, a record of the proceedings, together with the charges and findings thereon, shall be filed in the office of the Clerk of the City of Marietta. (Authority: Section 99-1114, Georgia Code Annotated).

Section 4 — Interest of Commissioners or Employees in Housing Project, Etc. No Commissioner or employee of the Authority shall voluntarily acquire

any interest, direct or indirect, in any project or in any property included or planned to be included in any project, or in any contract or proposed contract in connection with any project. Where the acquisition is not voluntarily, such commissioners or employee shall immediately disclose such interest in writing to the Authority and such disclosure shall be entered upon the minutes of the Authority. Upon such disclosure such commissioner or employee shall not participate in any action by the Authority involving such project, property or contract, respectively. If any commissioner or employee of the Authority previously owned or controlled an interest, direct or indirect, in any project or in any property included or planned to be included in any project, contract or proposed contract in connection with any project, he shall immediately disclose such interest in writing to the Authority and such disclosure shall be entered upon the minutes of the Authority. Upon such disclosure such commissioner or employee shall not participate in any action by the Authority involving such project, property, or contract, respectively. A commissioner shall not participate in any action concerning the employment to a remunerative position of the person who appointed said commissioner to office. Any violation of the provisions of this section shall constitute misconduct in office. This section shall not be applicable to the acquisition of any interest in notes or bonds of the Authority issued in connection with any project or the execution of agreements by banking institutions for the deposit or handling of funds in connection with a project or to act as trustee under any trust indenture. (Authority: Section 99-1113, Georgia Code Annotated).

ARTICLE III — OFFICERS

Section 1 — **Officers.** The officers of the Authority shall be a Chairman, a Vice Chairman, a Secretary and a Treasurer. The position of Secretary and Treas-

urer may be occupied by the same person. The Secretary and/or the Secretary-Treasurer need not be members of the Board of Commissioners.

Section 2 — Chairman. The Chairman shall preside at all meetings of the Board of Commissioners. Except when absent or incapacitated or as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting, the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority. The Chairman shall be entitled to vote on all motions and resolutions acted on by the Board of Commissioners.

Section 3 — Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Board of Commissioners shall elect a new Chairman.

Section 4 — Secretary. The Secretary shall be the Executive Director of the Authority. The Secretary shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority, and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to this office. The Secretary shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

Section 5 — Treasurer. The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Board of Commissioners

may select. The Treasurer shall give such bond for the faithful performance of his duties as the Board of Commissioners may require. **The Treasurer shall account to the Board of Commissioners as to the handling of the Authority's funds on a periodic basis as required by the Board from time to time.** All checks issued by the Authority shall be signed by a mechanical check-signer bearing facsimile signatures of the Chairman and Executive Director, or shall be manually signed by the Executive Director or Assistant Executive Director and manually countersigned by the Chairman or Vice Chairman.

Section 6 — Other Officers. The Board of Commissioners may from time to time create other offices and provide the duties and compensation thereof, if compensation is to be paid. Such officers shall have the duties stated by the Board of Commissioners. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Board of Commissioners or by the bylaws or rules and regulations of the Authority.

Section 7 — Election or Appointment. The Chairman and Vice Chairman shall be elected at the annual meeting of the Authority from among the Commissioners of the Authority, and shall hold office for one year and until their successors are elected and qualified. The other officers of the Authority shall be elected at the annual meeting and shall hold office until their successors are elected and qualified.

Section 8 — Vacancies. Should the office of Chairman or Vice Chairman become vacant, the Board of Commissioners shall elect a successor from among its membership, at the next regular meeting, and such election shall be for the unexpired term of said office.

ARTICLE IV — MEETINGS

Section 1 — Annual Meeting. The annual meeting

of the Authority shall be held on the first Monday in June of each year at the regular meeting place of the Authority, at a time to be established by the Chairman. All Commissioners shall receive at least two (2) days prior notice, either verbal or written, of the time of the meeting. If for any reason the annual meeting is not held as herein provided, it may be held on such date and at such time as fixed by the Chariman upon proper notice to the Commissioners.

Section 2 — Regular Meetings. Regular meetings of the Authority, as needed, shall be held on the same day of each month, and at the same time of day, as established by vote of at least four Commissioners from time to time. The place of the regular meetings shall be as designated by the Chairman. Each Commissioner shall receive at least two (2) days prior notice, either verbal or written, as to the time and place of the regular meetings. If for any reason a regular meeting is not held as herein provided, it may be held on such date and at such time as fixed by the Chairman upon proper notice of the Commissioners.

Section 3 — Special Meetings. The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Board of Commissioners, call a special meeting of the Board of Commissioners for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Board of Commissioners or may be mailed to the business or home address of each Commissioner, or may be made by telephone, provided any such notice shall be given at least one (1) day prior to the date of such special meeting. Provided, further, that even if no such notice should be given, the attendance of the Commissioners at such meeting without objecting to the form of notice shall be deemed a waiver of such notice. At such special meeting no business

shall be considered other than as designated in the call, except that if all Commissioners are present at any special meeting **and offer no objection**, any other business may be transacted at such special meetings.

Section 4 — Order of Business. At the regular meetings of the Authority, the following shall be the order of business:

1. Roll Call.
2. Approval of the minutes of the previous meeting.
3. Bills and communications.
4. Reports of Committees
5. **Report of Treasurer.**
6. **Report of the Executive Director.**
7. Unfinished business.
8. New business.
9. Adjournment.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Board of Commissioners.

Section 5 — Manner of Voting. The voting on all questions coming before the Board of Commissioners shall be by viva voce vote unless any Commissioner shall request a roll call, in which event such roll call shall be had and in such event the yeas and nays shall be entered upon the minutes of such meeting.

ARTICLE V — AMENDMENTS

Section 1 — Amendment to By-Laws. The bylaws of the Authority shall be amended only with the approval of at least three of the Commissioners at a regular or special meeting, but no such amendment shall be adopted unless at least seven (7) days written notice thereof has been previously given to all Commissioners.