



# 2026 Summer Maintenance Workshop

## "Empowering Maintenance Through Knowledge"



**Tuesday, July 14, 2026—Thursday, July 16, 2026**

***Marriott Macon City Center  
Macon, Georgia***

This maintenance workshop can significantly boost maintenance skills, efficiency, and impact in property management and resident service. These hands-on sessions are designed to equip maintenance with the knowledge and tools to handle maintenance challenges more effectively.

## **GAHRA 2026 President's Message**



**Mr. Douglas Freeman,**  
**GAHRA President**  
*Executive Director for*  
*Augusta Housing Authority*

### **Welcome to the 2026 GAHRA Summer Maintenance Workshop!**

On behalf of the Georgia Association of Housing and Redevelopment Authorities, it is my pleasure to welcome you to this year's workshop. Our theme, "Empowering Maintenance Through Knowledge," reflects a fundamental truth: the strength of our communities depends on the expertise, judgment, and professionalism of those who maintain them every day.

Maintenance staff are on the front lines of our mission by ensuring safe, functional, and dignified housing for the residents we serve. The knowledge you gain, apply, and share is what transforms routine work into lasting impact. This workshop is designed to strengthen that foundation through hands-on learning, practical insight, and collaboration with peers from across the state.

As President of GAHRA, I am proud to support opportunities like this that invest in your growth and reinforce the critical role maintenance plays in the success of affordable housing. I encourage you to fully engage in the sessions, exchange ideas, and carry what you learn back to your teams and communities.

Thank you for your continued dedication and commitment to excellence. By empowering maintenance through knowledge, we are building stronger housing authorities and stronger communities across Georgia.

Welcome, and I hope you have a productive and rewarding workshop.

Welcome Message from the Maintenance  
Committee Chair, Michael W. Allen,  
Chief Executive Officer for Sylvester Housing Authority



*Welcome to the 2026 GAHRA Maintenance Workshop.*

*It is an honor to serve as Chair, and we are excited to have you join us.*

***On behalf of the Maintenance Committee,***

*This year's theme, "Empowering Maintenance Through Knowledge," reflects our commitment to strengthening skills, professionalism, and leadership in maintenance. Our goal is to provide practical training, valuable resources, and meaningful networking opportunities you can take back to your agencies.*

*Maintenance professionals are the backbone of our housing authorities, ensuring safe and quality housing for our residents.*

*Thank you to our instructors, vendors, sponsors, and committee members for making this event possible. I encourage you to engage, participate, and take full advantage of this experience.*

*Thank you for your dedication, and I wish you a successful workshop.*

***Maintenance  
Committee Members***



**Michael Allen, Chair, Sylvester Housing Development**  
**Joe Wisniewski, Vice Chair, Augusta Housing Authority**

**Committee Members:**

Brandon Presnell	Lafayette Housing Authority
Glenn Hayes	East Georgia Housing Authority
Gregory Battle	Ocilla Housing Authority
Mary Russell	Sylvester Housing Development
Michael Thomas	Douglas Housing Authority
Robert Hawkins	Americus Housing Authority
Sherrod Chandler	McDonough Housing Authority
Tim Frankum	Northeast Georgia Housing Authority
Zeke Marerro	Moultrie Housing Authority



# Scholarships



*Supporting a 50/50 scholarship program where the funding covers half of a student's tuition is an effective way to maximize education access, foster shared responsibility, and create sustainable funding models for students. GAHRA offers academic and vocational awards for residents of federally assisted housing. Help GAHRA bridge the gap between a resident's career goals and their educational journey.*



## **TICKETS:**

**1 for \$1.00**

**15 for \$10.00**

**30 for \$20.00**

*Make sure you purchase your tickets for a chance to win 50% of the cash raised during our **Dinner Party** Wednesday evening.*

## Program Information

### Tuesday, July 14, 2026

7:30 a.m.-12:00 p.m.	Registration
7:45 a.m.-8:45 a.m.	Continental Breakfast ( <i>Ballroom CDE</i> )
9:00 a.m.-12:00 p.m.	Opening Session ( <i>Ballroom A&amp;B</i> )
10:15 a.m.-10:30 a.m.	Morning Break
12:00 p.m.-1:30 p.m.	Lunch (On your Own)
1:30 p.m.-4:30 p.m.	Afternoon Sessions
2:45 p.m.-3:00 p.m.	Afternoon Break
7:00 p.m.-10:00 p.m.	Taco Tuesday Bingo/Prize Drawing

### Wednesday, July 15, 2026

7:30 a.m.-12:00 p.m.	Registration
7:45 a.m.-8:45 a.m.	Continental Breakfast
9:00 a.m.-12:00 p.m.	Morning Session
10:15 a.m.-10:30 a.m.	Morning Break
12:00 p.m.-1:30 p.m.	Lunch (On your Own)
1:30 p.m.-4:30 p.m.	Afternoon Sessions
2:45 p.m.-3:00 p.m.	Afternoon Break
6:00 p.m.-8:30 p.m.	Exhibits
6:30 p.m.-8:30 p.m.	Dinner Party

### Thursday, July 16, 2026

7:30 a.m.-12:00 p.m.	Registration
7:45 a.m.-8:45 a.m.	Continental Breakfast
9:00 a.m.-12:00 p.m.	Closing Session
9:00 a.m.-12:00 p.m.	NSPIRE Training
10:15 a.m.-10:30 a.m.	Morning Break
12:00 p.m.	<i>Grand Prize Drawing</i>
1:30 p.m.-4:30 p.m.	NSPIRE Exam

Tuesday, July 14, 2026  
**Opening General Session**  
Ballroom A&B  
9:00 a.m.—12:00 p.m.

<b>Welcome</b>	Michael Allen, Chair for Maintenance
<b>Invocation</b>	Robert Hawkins, Maintenance Committee
<b>Pledge of Allegiance</b>	Joe Wisniewski, Vice Chair for Maintenance
<b>Remarks</b>	Douglas Freeman, GAHRA President
<b>Workshop Overview</b>	Michael Allen, Chair for Maintenance
<b>Final Remarks</b>	Joe Wisniewski, Vice Chair for Maintenance

**John Emery, U.S. Inspection Group.** John is a highly esteemed expert in the REAC Inspections and training, often regarded as the leading authority in the fields. As one of HUO's original Certified REAC Inspection and Trainers, he has been sharing his extensive knowledge with USIG and housing agencies nationwide since the 1990s. He is also the creator of the U.S. Inspection Group's Comprehensive REAC With HUD REAC PASS protocol setting in the benchmark for property inspections nationwide, understanding NSPIRE is crucial. Participants will glean insights on how to enhance housing quality and boost REAC PASS inspection scores-factors directly impacting the funding of PHAs and the valuation of your properties.



## **Tuesday, July 14, 2026 (Afternoon Sessions)**

1:30 p.m.—4:30 p.m.

**Refrigeration**: This hands-on training session will provide practical experience about the refrigeration systems; covering topics like system performance, components, and troubleshooting. Instructor will focus on both technical knowledge and essential soft skills, providing detailed knowledge on various components. **Room 303 Instructor: Kevin Terry, G.E. Moderator: Glenn Hayes, East Georgia Housing Authority**

**SACS Work Order Tablet**: Hands-On Work Order Tablet Training - This session will be a hands-on training using the SACS Housing Software. It will let you view the work orders on the housing side on each work station for you to use. Instructors will be available to work with users one on one during this training session to help answer any questions they may have. This provides a good opportunity for the attendees to receive the training, assistance and ask questions that they feel more comfortable in this setting. **Room 308 Instructor: Scott Accounting Moderator: Gregory Battle, Ocilla Housing Authority**

**Appliance Repair**: This hands-on course will help maintenance to understand and troubleshoot various types of appliances. It will help to understand the basic functions of both gas and electric ranges, in addition to other appliances. **Room 306 Instructor: Kirk Gatch, Fox Appliance Moderator: Sherrod Chandler, McDonough Housing Authority**

**Bed Bug Training**: Bed bugs are notoriously difficult and expensive to eradicate, making prevention and early detection efforts especially important. Employees trained on the signs of bed bug activity can identify infestations before they spread. Training reduces the risk of infestation, potential revenue loss, and reputational damage to properties. **Room 312 Instructor: Bug Busters Moderator: Tim Frankum, Northeast Georgia Housing Authority**

## Tuesday, July 14, 2026 (Afternoon Sessions)

1:30 p.m.—4:30 p.m.

**Preparing for a HUD NSPIRE INSPECTION:** This session will focus on helping housing professionals effectively prepare for a HUD NSPIRE Inspection. Participants will gain an overview of the NSPIRE inspection process, key scoring components, and common deficiencies that can impact a property's overall score. The class will also review practical strategies for identifying and correcting issues before an inspection, improving unit readiness, and maintaining compliance with HUD's current physical condition standards. **Room 309 Instructor: Zeke Marerro, Moultrie Housing Authority Moderator: Michael Allen, Sylvester Housing**

*Tuesday Evening is "Taco Tuesday Bingo!"*

*Join us for an evening of*

*Bingo, Food, Fun, & Prizes*

*from 6:00 p.m. until 11:00 p.m.*



*"Last year's Bingo Bash was a resounding success, and this year we're taking it to the next level with even more exciting prizes, entertainment, and community spirit".*



## **Wednesday, July 15, 2026 (Morning Sessions)**

9:00 a.m.—12:00 p.m.

**NSPIRE (All Day)** Through the use of hundreds of real-world photos and straightforward language, this training will help to make the new NSPIRE protocol easy for our team to understand. You will gain a clear mastery of points deductions, pass/fail criteria, and all 400 + inspections standards. This is a two day session along with the certification exam on Thursday. **Room 306 Instructor: John Emery, U.S. Inspection Group Moderator: Zeke Marerro, Moultrie Housing Authority**

**Electrical (All Day):** This class is designed to be an overview of electricity and how it works. We will trace the path of electricity from the house meter to the panel box to each electrical device in the morning session. Topics will include safety, national code awareness, electrical panel, and common electrical device installation & trouble shooting. This will be a hands-on session where you will actually get to wire several of the common electrical devices that is commonly used daily. **Room 313 Instructor: Josh Minyard, Augusta Housing Authority Moderator: Tim Frankum, Northeast Georgia Housing Authority**

**Air Conditioning (All Day):** This 3-hour hands-on training is an introduction and overview for HVAC technicians. It will discuss air conditioning systems and the fundamentals of the refrigeration cycle. It will cover the four major components of an AC System; how they work and how to maintain them. The class will cover topics such as preventative maintenance and troubleshooting skills needed to work on and understand how the equipment operates. **Room 309 Instructor: Johnny Griffin Moderator: Robert Hawkin, Americus Housing Authority**

## **Wednesday, July 15, 2026 (Morning Sessions)**

9:00 a.m.—12:00 p.m.

**Dry Wall and Paint Repair** Do you want to learn how to make sheetrock repairs and keep your walls looking flawless. This session will teach the skills needed to be a professional painter and drywaller. This is a hands-on training that will teach how to properly make drywall and painting repairs to save time and money. You will learn to recognize different types of drywall damage, from cracks and dents and water damage. Get hands-on experience with real drywall repairs, including using the right tools and materials for the job. **Room 312**  
**Instructor: Pedro Soto Augusta Housing Authority Moderator: Brandon Presnell, Lafayette Housing Authority**

**Refrigeration**: This hands-on training session will provide practical experience about the refrigeration systems; covering topics like system performance, components, and troubleshooting. Instructor will focus on both technical knowledge and essential soft skills, providing detailed knowledge on various components. **Room 303**  
**Instructor: Kevin Terry, G.E. Moderator: Glenn Hayes, East Georgia Housing Authority**

**Inspection Tablet**: Hands-On Work Order Tablet Training - This session will be a hands-on training using the SACS Housing Software. It will let you view the work orders on the housing side on each work station for you to use. Instructors will be available to work with users one on one during this training session to help answer any questions they may have. This provides a good opportunity for the attendees to receive the training, assistance and ask questions that they feel more comfortable in this setting. **Room 308 Instructor: Scott Accounting Moderator: Gregory Battle, Ocilla Housing Authority**

## **Wednesday, July 15, 2026 (Afternoon Sessions)**

1:30 p.m.—4:30 p.m.

**NSPIRE (All Day)** Through the use of hundreds of real-world photos and straightforward language, this training will help to make the new NSPIRE protocol easy for our team to understand. You will gain a clear mastery of points deductions, pass/fail criteria, and all 400 + inspections standards. This is a two day session along with the certification exam on Thursday. **Room 306 Instructor: John Emery, U.S. Inspection Group Moderator: Zeke Marerro, Moultrie Housing Authority**

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## Wednesday, July 15, 2026 (Afternoon Sessions)

1:30 p.m.—4:30 p.m.

**Water Heater:** This class will help you understand how the water heater works and how to properly troubleshoot. It will show you the pros and cons of both gas and electrical water heaters on the operation, repairs, maintenance and replacement if necessary. **Room 303 Jeff Oliver, Navien Inc. Moderator: Glenn Hayes, East Georgia Housing Authority**

**Appliance Repair:** This hands-on course will help maintenance to understand and troubleshoot various types of appliances. It will help to understand the basic functions of both gas and electric ranges, in addition to other appliances. **Room 306 Instructor: Kirk Gatch, Fox Appliance Moderator: Sherrod Chandler, McDonough Housing Authority**

**ROUND TABLE DISCUSSION: “Why Preventive Maintenance Matters Under NSPIRE? :** The maintenance committee will discuss key scoring categories influenced by preventive maintenance to ensure that your properties are compliant with HUD’s standards for residents health, safety, and functionality. This enhanced understanding will enable maintenance to prioritize, plan, and budget in a proactive manner, incorporating realistic and cost-effective suggestions in both their daily operations and long-term functions. **Room 308 Instruction: Maintenance Committee Members**



# JOIN US



For a  
**Dinner Party**

***Join us for a Special Evening of***

***Fine Food, Fun, Networking and Inspiration***

***Wednesday, July 15, 2026***

***6:30 p.m. - 10:00 p.m.***

**Thursday, July 16, 2026**

9:00 a.m.—12:00 p.m.

## Closing Session

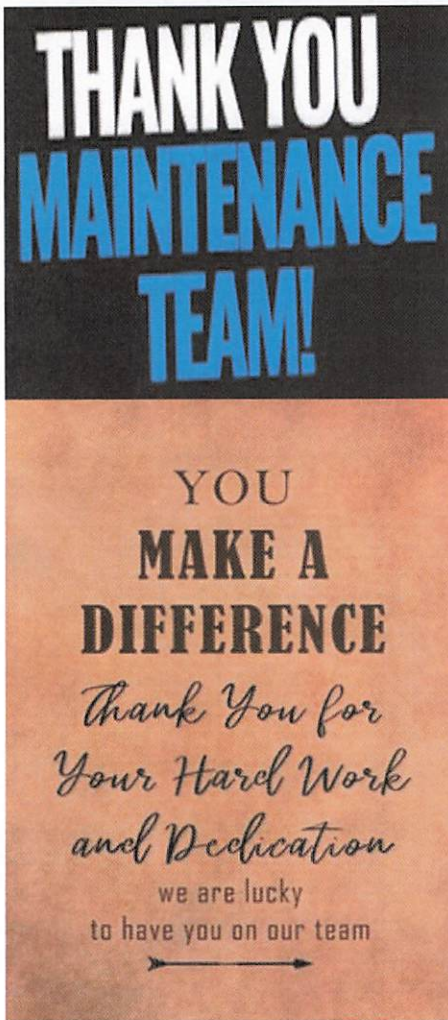


Leslie is the principal partner with the Law Firm of Williams Edelstein Tucker, P.C., where she has defended, advised, created and reviewed policies, and provided training on fair housing matters for housing providers nationwide for the last 12 years. She speaks regularly at housing industry meetings and conferences. Leslie also specializes in physical accessibility in multifamily housing, including local building codes as well as FHA and UFAS requirements. Leslie is the Assistant Vice President at The Fair Housing Institute, an online fair housing training provider, where she assists with developing and updating online training content. Leslie lives in Atlanta with her husband and two children.

**Fair Housing for Maintenance:** How to keep Maintenance Staff from triggering Fair Housing Claims? Good maintenance service is essential to attracting and retaining residents. This session will equip your maintenance staff with essential fair housing knowledge, helping them to identify potential issues and respond appropriately, ensuring compliance while enhancing customer services.

**Ballroom A&B Instructor: Leslie Tucker Moderator: Michael Allen**

**NSPIRE (Continuation; & Exam Day)** Through the use of hundreds of real-world photos and straightforward language, this training will help to make the new NSPIRE protocol easy for our team to understand. You will gain a clear mastery of points deductions, pass/fail criteria, and all 400 + inspections standards. This is a two day session along with the certification exam on Thursday. **Room 306 Instructor: John Emery, U.S. Inspection Group Moderator: Zeke Marerro, Moultrie Housing Authority**



On behalf of the GAHRA Maintenance Committee Members and President of GAHRA, we want to extend our heartfelt thanks to each of you for participating in our 2026 GAHRA Summer Maintenance Workshop. Your time, energy, and contributions made this event truly meaningful and successful.

It is always inspiring to see such enthusiasm, collaboration, and engagement throughout these workshop. Your presence not only enrich the discussions but also help create an atmosphere of learning, connection, and shared purpose.

We hope you found the experience valuable and enjoyable, and we look forward to welcoming you again at next year's Maintenance Workshop!

Thanks once again to everyone for making this workshop a memorable success.

*thank you*

**Thanks to the Vendors:** On behalf of our entire team, we want to extend our sincere appreciation to our vendors and their contribution to this workshop. Your presence, expertise, and contributions played a key role in making the event a success. Your support not only enhanced the experience for our attendees but also helped create a collaborative and inspiring atmosphere. We truly value the time, effort, and resources you dedicated to being part of this workshop.

We look forward to future opportunities to work together and continue building a strong partnership.

With gratitude,  
Maintenance Committee Members

# HOTEL INFORMATION

GAHRA has negotiated a special rate at the hotel for training participants. To reserve a room at this special rate, contact the hotel directly before the cutoff date of June 13, 2026 and use the group name Georgia Association of Housing and Redevelopment Authorities. Rooms are available for the nights of July 13th, 14th, 15th, and 16th, 2026.

Marriott Macon City Center

Macon, Georgia

478-621-5300

or

1-800-228-9290

or

Go to [gahra.org](http://gahra.org) and click on hotel link

King or double bed—\$152 / Per Night

Payment Method:

Credit Card or Company Check

In order to receive the special rate, hotel reservations must be made by June 13, 2026, in order to receive the special rate of \$152/Nightly.



Located in Macon, Georgia, "the Cherry Blossom Capitol of the World" the Macon Marriott City Center is an ideal downtown hotel with convenient access to all of Macon's historical sites, museum district, art galleries, and trendy night spots. Our Macon, Georgia hotel's guestrooms and suites feature luxurious bedding, wireless internet and a 37" flat panel TV. For business travelers, our Macon hotel is conveniently connected to the Macon Centreplex convention center. Our Macon, GA hotel offers 5,000 sq. ft. of meeting space and a state-of-the-art business center in addition to the meeting space at the Macon Centreplex convention center. After a day of conferences, meetings or sightseeing unwind and enjoy our indoor pool, whirlpool and fitness center. Meet up with colleagues at the Vintage restaurant and bar before your night out. Unique among luxury hotels in Macon, GA, our warm and inviting environment makes the Marriott the best choice for business travel, weekend getaways or family vacations.

# REGISTRATION

Early Bird Registration fee is \$350 for GAHRA or SERC members. Deadline for Early Bird Registration is June 26, 2026. The registration fee includes: training materials, continental breakfast, breaks, exhibitors reception, and banquet. Lunch is on your own.

Registration Fees:

Early Bird Registration on or before June 26, 2026

Non-member \$400

Late Registration After June 26, 2026

Nonmembers—\$425

GAHRA & SERC-NAHRO Members \$375

NSPIRE Certification Training requires an additional fee of \$145 plus Registration fee. Deadline for registration for the NSPIRE Class is July 6, 2026 (Maximum of 60 people for INSPIRE Class).

## CANCELLATION

Substitutions for registered participants may be made at any time. Refunds will be made for cancellations less a \$50 cancellation fee if a notice of cancellation is received in writing, by fax (706) 722-4522 or by e-mail to ([mallen@shauthority.com](mailto:mallen@shauthority.com)) no later than 5:00 p.m. on July 1, 2026. No refunds will be made after July 1, 2026. Should you have any questions concerning registration, please call Joe Wisniewski at (706) 724-3710 e-mail [iwisniewski@auqustapha.org](mailto:iwisniewski@auqustapha.org) or Michael Allen at (229) 206-5773 or e-mail [mallen@shauthority.com](mailto:mallen@shauthority.com)