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HOUSING AUTHORITY OF THE CITY OF MARION MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

September 20, 2017
Central Office – 601 South Adams

CALL TO ORDER:

The meeting was called to order at 5:01 p.m.

Roll Call: Executive Assistant Trixi Morin gave the roll call. The following Commissioners were present: Jose Perez, Charlie Cox, Chris Oliver, Michael Belcher, José Flores, and Steve Turner were present. Also present were Executive Director Steve Sapp, Asst. Exec. Director/CFO Leah Poland, City Council Member Henry Smith

EXECUTIVE SESSION: Michael Belcher requested to begin an executive session. The executive session lasted from 5:03 p.m. to 5:34 p.m.

MINUTES: Commissioner Michael Belcher entertained a motion to accept the minutes from the August 16, 2017 meeting of the Board of Commissioners. Commissioner Jose Perez made the motion; Commissioner Steve Turner seconded the motion. The motion carried.

FINANCIALS:

1. **Statement of Income and Expense:** July 31, 2017 Commissioner Cox asked about the windfall of 77,000. an increase in grant income. It is the administrative portion and we drew down our capital fund dollars which will even out over the year; in lieu of taking it out a little at a time. The maintenance portion has increased as we are preparing for REAC and there are additional costs for supplies and man hours. Michael Belcher entertained a motion to accept the financials for July and August. Commissioner Steve Turner made the motion: Commissioner Jose Perez seconded the motion. The motion carried.
2. **Statement of Income and Expense:** August 31,2017

NEW BUSINESS:

1. **Hilltop Towers Line of Credit Resolution 638-2017:** Requesting to set up a line of credit against Hilltop Towers with the interest of development opportunities. This would allow us to act quicker It will be brought to the board for approval and not to exceed \$2,000,000. And that will be based upon the value of the property. The loan will be with First Farmers at a prime rate avoiding long time assets on short term money. We will be able to react quicker to obtain a property renovate it and refinance it off the line of credit based on the appraised value. Michael Belcher

entertained a motion to accept the resolution as presented. Steve Turner made the motion. Jose Perez seconded the motion. The motion carried unanimously.

2. **RAD Update:** Had a telephone conference call with RAD this week and waiting on Indiana housing to obtain gap funding for family housing. We are going to have to temporarily withdrawn our CHAP from the RAD until will get that gap funding and once we get that we will re-apply. Indiana housing have five other housing authorities in the state that they are trying to do this funding for. RAD cannot wait any longer as they have other housing agencies doing the same conversion. We will re-apply and the process should smother as we will have the gap funding in place and the paperwork completed. We are currently working on a 9 % tax credit application which will be submitted in November. We have ordered environmental and market studies for Norman Manor and Martin Boots.
3. **Operating Reserve Offset Litigation Update:** The government did not appeal the court's decision on the settlement litigation. MHA paid out \$4,000. to be part of the lawsuit. We will receive \$128,000.from the offset litigation back from the 220,000. The hundred thousand dollars would have been the prorated amount to begin with. When this money comes in, it will be not restricted funds and will be dispersed once they have our tax ID and account information which we have provided. and Michael Belcher entertained the motion. Steve Turner made the motion and Chris Oliver seconded the motion. The motion carried unanimously without discussion.
4. **Resignation received for Commissioner Dr. Charles Cox:** Commissioner Cox will be resigning effective December's Board Meeting.

OLD BUSINESS:

Beckford and Parkville Parking Lot Bids: We have gone back and spoke with Commissioner Turner for some additional information based on his expertise with paving. J.A. has not provided corker's comp documentation. Brooks construction co. is out of Fort Wayne with their plant is on 18 east of 69. Brooks will do a good job they do quality work. If we have any issues they will stand behind it. Commissioner Michael Belcher entertained the recommendation to go with Brooks. Steve Turner made the motion and Commissioner Jose Flores seconded the motion. The motion carried.

Riverside Through Traffic: We have had problems with the residents driving through private property and parking lot of our neighbor and we will be installing signs stating: stop no through traffic and installing a speed bump to help alleviate the problem at a cost less than \$900.

Egress Issues at High-rises: The grocery cart issue has been resolved in that they will no longer be using the large carts in the hallways where they have been left and blocking a safe path from the buildings. Residents have been given the option of purchasing a personal small fold away cart on their own. We have also given them a low cost option at cost.

HUD Smoking Cessation: We still are on schedule to have policies and addendums in place for the January 1, 2018 deadline. The board will be presented with a resolution at our October board meeting.

MOTION TO ADJOURN:

Chair Michael Belcher entertained a motion to adjourn. Commissioner Jose Perez made the motion at 6:37 p.m. Commissioner Charlie Cox seconded the motion. The motion carried.

Respectfully Submitted,

Trixi Morin

Executive Assistant

