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

September 19, 2018
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 11:34 a.m.

Roll Call: PH & Private Housing Supervisor/ Capital Fund Coordinator Andrea Wert gave the roll call. The following Commissioners were present: Chris Oliver, Jose Perez, Michael Belcher, Michael Henson, Steve Turner and Lisa Dominisse. Also present were Executive Director Steve Sapp, CFO/Asst. Director Leah Poland, Emily Russell from the Chronicle and Executive Assistant Trixi Morin

MINUTES: Chair Michael Belcher entertained the motion to accept the minutes from the August 15, 2018 meeting of the Board of Commissioners. Commissioner Lisa Dominisse made the motion; Commissioner Chris Oliver seconded the motion. The motion carried.

EXECUTIVE SESSION: The board abstained from the scheduled executive session as there were no items to be discussed.

FINANCIALS:

1. Statement of Income and Expense: August 31, 2018

We drew down our Capital fund dollars from Amp 1 and Amp 2 for the salary portions in a lump sum to COCC.

There were no questions in reference to the financials. Chair; Michael Belcher entertained a motion to accept the Financials as presented. Commissioner Chris Oliver made the motion; Commissioner Michael Henson seconded the motion. The motion carried.

NEW BUSINESS:

1. **Family Self-Sufficiency (FSS) Graduation:** Cassandra Streaty is a new graduate from the FSS Program. She has reached her goal of gainful employment and reliable transportation, as well as no longer receiving public assistance. She is volunteering with Circles of Grant County; is enrolled in college to achieve her Bachelor's Degree in Social Work and this week has started a new job at Afena Credit Union. Cassandra said she was very thankful for the help she received along the way from Circles and MHA. She said she had strong faith in God that helped get her through. Cassandra said that it is not meant for you to stay on assistance forever; you should be transitioning to independence. Cassandra is receiving an escrow check in the amount of \$8,601.91

2. Sale of Campus Corner Development: **Resolution 657-2018:** Recommending the Board accept the purchase agreement from BDP Real Estate for \$50K cash “as is” This is a ratification of an email that went to board to approve sale. Chair, Michael Belcher entertained the motion to approve the Resolution as presented; Commissioner, Steve Turner made the motion; Commissioner, Michael Henson seconded the motion. The motion carried.
3. Campus Corner write offs: **Resolution 658-2018** Requested the board to write off debt in the amount of \$125,892.38 from Campus Corner. Chair, Michael Belcher entertained the motion to approve the Resolution as presented; Commissioner, Michael Henson made the motion; Commissioner, Lisa Dominisse seconded the motion. The motion carried.
4. Property Management write-off for: **Resolution 659-2018:** MHA has been carrying this debt for a long time with no way to collect. Property Management has no activity, funds and or assets. We are requesting to take the debts off the books, in the amount of \$142,076.35. Chair, Michael Belcher entertained the motion to approve the Resolution as presented; Commissioner, Michael Henson made the motion; Commissioner, Lisa Dominisse seconded the motion. The motion carried.
5. AMP 1 REAC Inspection: The inspection has been completed with a score of 86 out of 100. This is a great score from where we started. We will not have another inspection for two years.
6. Centrum Update: The building has been designated as a business mercantile, which is what we were hoping for. Structural plans have been submitted to the state. As soon as we get the answer; which should be within 30 days, we will begin again construction on the project. Early October we expect to be working again on this building
7. Downtown Revitalization Impact Grant: We were one of the recipients of a shared award grant of \$150,000. It is to be used in the collaboration in seeking larger matching grants that will make a visual impact on the downtown area.
8. Commissioner Appointment: Jose Perez has joined the board meeting at 11:51 after renewing his commission with the city today. He will be appointed to the board for another 4 years and his commission will end on 09-30-2022.
9. Riverside RAD: We have closed on our first RAD transaction on August 22nd. Riverside Apartments is no longer a public housing development and has been transferred to Building for Change. The property will be managed by Marion Housing Authority and was in effect September 1, 2018.
10. Low Loss Ratio Award: We were awarded recognition from HAI Group for having a low average loss ratio for 2014 through 2016.
11. Outstanding Risk Control Program Award: MHA received recognition from HAI Group for having an outstanding commitment to risk management.

OLD BUSINESS:

MOTION TO ADJOURN:

Chair Michael Belcher entertained a motion to adjourn at 11:57 p.m. Commissioner Jose Perez made the motion. Commissioner Michael Henson seconded the motion. The motion carried.

Respectfully Submitted,

Trixi Morin,

Executive Assistant