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

December 19, 2018  
Central Office – 601 South Adams

**CALL TO ORDER:** The meeting was called to order at 11:33 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, and Jose Flores. Also present were Executive Director Steve Sapp, CFO/Asst. Director Leah Poland, City Councilman Henry Smith and Executive Assistant Trixi Morin

**MINUTES:** Chair Michael Belcher entertained the motion to accept the minutes from the October 17, 2018 meeting of the Board of Commissioners. Commissioner Jose Perez made the motion; Commissioner Chris Oliver seconded the motion. The motion carried.

**EXECUTIVE SESSION:** The board went into executive session from 11:36 to 11:48

### **FINANCIALS:**

1. Statement of Income and Expense: November 30, 2018

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 Jose Flores seconded the motion. The motion carried.

### **NEW BUSINESS:**

1. **Martin Boots Fire Suppression System:** The Martin Boots fire suppression system is failing and it is MHAs recommendation that we go with Geyer Fire Protection nitro system of the three bids we received. The replacement would have a cost of \$80,700. The monies would come from capital funds. Chair; Michael Belcher entertained the motion to accept the recommendation and go with Geyer Fire Protection. Commissioner Jose Perez made the motion; Commissioner Jose Flores seconded the motion. The motion carried.
2. **Public Housing Cash Management:** HUD has announced they intend to implement Cash Management system in Public Housing. It has already been in place for the Section 8 HCV program of 2012. This would mean that operating revenues would be held by HUD and would require PHA's to use our rental income and PHA-held operating reserves to pay expenses prior to distributing any operating subsidy to the Housing Authority A HUS representative stated that this is a payback for the lost lawsuit.

3. Hilltop Towers Management and Occupancy Review (MOR): The audit has been completed and we received an overall property rating of “above average” Staff did a great job preparing for this. The last MOR review was over 10 years ago with 4 different property managers.
4. Section 8 Management assessment Program (SEMAP): The Indianapolis HUD Field Office has chosen us for a random desktop review of our Section 8 Assessment program. We should receive the report within 30 days.
5. 2019 Housing Authority Board Election of Officers: Chair Michael Belcher entertained the motion to elect Steve Turner as Chair and Chris Oliver as Vice Chair for this upcoming year. Commissioner Jose Perez made the motion. Commissioner Jose Flores seconded the motion. The motion carried.

**OLD BUSINESS:**

**MOTION TO ADJOURN:**

Chair Michael Belcher entertained a motion to adjourn at 12:14 p.m. Commissioner Chris Oliver made the motion. Commissioner Jose Perez seconded the motion. The motion carried.

Respectfully Submitted,

*Trixi Morin,*

Executive Assistant