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

November 13, 2017  
Central Office – 601 South Adams

### **CALL TO ORDER:**

The meeting was called to order at 5:02 p.m.

**Roll Call:** PH & Private Housing Supervisor/ Capital Fund Coordinator Andrea Wert gave the roll call. The following Commissioners were present: Jose Perez, Charlie Cox, José Flores, Chris Oliver, Michael Belcher and Steve Turner. Also present were Executive Director Steve Sapp.

**EXECUTIVE SESSION:** Commissioner Michael Belcher entertained a motion to enter into executive session. Commissioner Steve Turner made the motion and Commissioner Chris Oliver seconded the motion. The motion carried. The executive session lasted from 5:03 p.m. to 5:17 p.m.

**MINUTES:** Commissioner Chair Michael Belcher entertained a motion to accept the minutes from the October 18, 2017 meeting of the Board of Commissioners. Commissioner Steve Turner made the motion; Commissioner Chris Oliver seconded the motion. The motion carried.

### **FINANCIALS:**

**Statement of Income and Expense: October 31, 2017** Commissioner Chair Michael Belcher entertained a motion to accept the financials as presented Commissioner Steve Turner made the motion; Commissioner Jose Flores seconded the motion. The motion carried.

### **NEW BUSINESS:**

1. **141 E 3<sup>rd</sup> Street: Resolution 641-2017** Request to purchase the property located at 141 E 3<sup>rd</sup> St., we will have to repair some of the roof; although no leaking at this time. There is some water in the basement. The foundation needs to have some portions repaired. No systems or equipment is under water; the basement is pretty dry. Chair Michael Belcher entertained a motion. Commissioner Steve Turner made the motion. Commissioner Jose Perez seconded the motion. The motion carried unanimously.
2. **Access Hilltop Line of Credit for Redevelopment of 141 E 3rd St., Resolution 642-2017:** We would like to access \$150,000. The goal is to; take care of the roof, plumbing, electrical, and heating. At minimum the goal is to generate \$3,000 a month; a combined income between the two floors. Chair Michael Belcher entertained the motion to approve as presented. Commissioner Jose Flores made the motion and Commissioner Chris Oliver seconded the motion. The motion carried unanimously.

3. **428 S. Washington St. Centrum Mall, Resolution 643-2017:** We are asking to purchase the property formally known as the Centrum Mall. The cost is \$138,000 plus closing costs. A lot of people are excited about this and we have interested renters. Chair Michael Belcher entertained the motion. Commissioner Chris Oliver made the motion and Commissioner Jose Flores seconded the motion. The motion carried unanimously.
4. **Access Hilltop Line of Credit for Redevelopment of 428 S. Washington St. Resolution 644-2017:** Requesting to access the line of credit for up to \$350,000, to redevelop 428 S. Washington St. (The Centrum) the current rental income is at about \$4,500 a month. That doesn't include one of the new retailers that will be coming in at \$1,000 to \$1,500, additionally. Gant Travel is currently paying \$2,000 where they are located now. Gant will be taking two office spaces and we will be raising the cost from \$7 to \$8 dollars a square foot, for 5 year lease. With renegotiating their lease it will add approximately \$1,000 more per month in rental income. The property was assessed around \$150,000 at this time. There are several other interested renters as well; close to 10 at this time. Chair Michael Belcher entertained the motion. Commissioner Steve Turner made the motion and Commissioner Chris Oliver seconded the motion. The motion carried unanimously.
5. **Revise the Section 8 Administrative Plan: Resolution 645-2017:** Asking to add language to assist people that have been displaced by natural disaster. We have been waiting for direction from HUD to come through. The president or the governor declares it is a national disaster or local disaster and then it will have to be quantifiable. There was a concern that there would be an influx of people to the area and they would have preference. We could limit to 10 families like we have for the Family Dependency Drug Treatment Program. Regardless of who they are, they will be going through the same screening process prior to placement. Suggestion to change the language to highest preference to local disaster, state disaster issued by the Indiana Governor, and then national disaster issued by the President. We want to make sure we have a provision to take care of the local people first. Request that the board give this one family in need now preference in housing. Commissioners decided not to vote on the preference point at this time and to amend a possible number limit to the number of vouchers. Michael Belcher entertained the motion to withdraw the language change, until it can be discussed further and make policy change the board recommends. Commissioner Jose Perez made the motion and Steve Turner seconded the motion.  
  
Michael Belcher entertained the motion to give this family, who is in immediate need, a preference point. Commissioner Steve Turner made the motion to address this family on an individual basis and Commissioner Jose Perez seconded the motion. The motion carried.
6. **Section 8 Management Assessment Program (SEMAP):** 2017 SEMAP certification, our section 8 assessment score was 93 that has not been the highest but, in the past assessments; that has been considered a high performing housing authority.
7. **Low Loss Ratio and Outstanding Risk Control Awards:** We have received two awards for our risk control and loss ratio rating. We will be displaying the plaques in the office.

**OLD BUSINESS:**

**MOTION TO ADJOURN:**

Chair Michael Belcher entertained a motion to adjourn at 5:59p.m. Commissioner Steve Turner made the motion. Commissioner Jose Perez seconded the motion. The motion carried.

Respectfully Submitted,

*Trixi Morin*

Executive Assistant