



601 South Adams Street  
Marion, Indiana 46953  
Phone: 765.664.5194  
Fax: 765.668.3045  
TDD: 765.668.3044

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

February 17, 2021  
Central Office – 601 South Adams

**CALL TO ORDER:** The meeting was called to order at 11:30 a.m.

**ROLL CALL:** Executive Director Steve Sapp gave the roll call. The following Commissioners were present: Chair Chris Oliver, Vice Chair Jose Perez who was in attendance, beginning in the executive session, Commissioner Lisa Dominisse, Commissioner Michael Belcher, Commissioner Jose Flores, and Commissioner Michael Henson, All were present via Gotomeeting Executive Director Steve Sapp and CFO Leah Poland.

**MINUTES:** Chair Chris Oliver entertained the motion to accept the minutes from the January 20, 2021 meeting of the Board of Commissioners. Commissioner Jose Flores made the motion and Commissioner Michael Henson seconded the motion. The motion carried.

**EXECUTIVE SESSION:** Chair Chris Oliver entertained the motion to enter into executive session at 11:33. Commissioner Jose Flores made the motion and Commissioner Michael Henson seconded the motion. The motion carried. Back in session at 12:07

### **FINANCIALS:**

Statement of Income and Expense: January 31, 2021

Chair Chris Oliver entertained the motion to accept the financials as presented. Commissioner Lisa Dominisse made the motion and Commissioner Michael Henson and Jose Perez seconded the motion, the motion carried.

### **NEW BUSINESS**

Sale of Maidenber Properties:

We closed on Maidenber Properties on February 1<sup>st</sup>. The net amount to MHA is \$75,862.14 of which has been applied to the Hilltop Towers line of credit on February 9<sup>th</sup>. Chair Chris Oliver entertained the motion. Commissioner Michael Henson made the motion and Commissioner Jose Perez seconded the motion with one abstention from Commissioner Michael Belcher. The motion carried.

2020-2021 Fiscal Year Operating Budget Revision: **Resolution 695-2021**

The Board requested to review and revise the budget at the first of the New Year. There was discussion of how the numbers were reflective of the current status of the budget. The non federal dollars were in the red and CFO Poland strip it down and bring the current year budget in the black. The budget has deferred maintenance expense items; like painting, carpeting, and new cabinetry that can wait until later in the year.

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Board retreat and training are on hold. The salaries for people that have left and new hires have been worked. The estimated mortgage payments on the 601 house and COCC; renewed to pay interest only. We should be O.K. through the end of the year providing nothing major occurs. Commissioner Dominisse requested that we are diligent in not deferring anything structural or health and safety related. Chair Chris Oliver entertained the motion to pass Resolution 695-2021. Commissioner Michael Henson made the motion and Commissioner Jose Flores seconded the motion. The motion carried.

**OLD BUSINESS:**

**Bedbug Lawsuit:**

The Court granted our motion to dismiss the remaining lawsuit in its entirety with prejudice for her failure to prosecute her case.

**Parkville Roofs:**

We are set to enter remediation for the lawsuit pertaining to Parkville Roofs. Counsel is setting a date with all parties involved, dealing with Covid , some requested a virtual meeting and others would like to meet in person. The staff has been diligent to address any concerns of a leak and keeping snow off the roofs. They will be doing needs assessment and all the things inspections and tests before moving forward. The needs assessment will determine where the funds are needed for sustainability of the building for the next 40 years of its life.

**MOTION TO ADJOURN:**

Chair Chris Oliver entertained a motion to adjourn at 12:21 p.m. Commissioner Lisa Dominisse made the motion. Commissioner Jose Perez seconded the motion. The motion carried.

Respectfully Submitted,

*Trixi Morin*

Executive Assistant