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

March 17, 2021
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 11:43 a.m.

ROLL CALL: Executive Assistant Trixi Morin gave the roll call. The following Commissioners were present: Chair Chris Oliver in person, and Vice Chair Jose Perez, Commissioner Lisa Dominisse, Commissioner Michael Belcher, and Commissioner Michael Henson 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 February 17, 2021 meeting of the Board of Commissioners. Commissioner Lisa Dominisse made the motion and Commissioner Michael Belcher seconded the motion. The motion carried.

EXECUTIVE SESSION: Chair Chris Oliver entertained the motion to enter into executive session at 11:45. Commissioner Lisa Dominisse made the motion and Commissioner Michael Belcher seconded the motion. The motion carried. Back in session at 11:52

FINANCIALS:

Statement of Income and Expense: February 28, 2021

Our Financials show that we are in the black but it is not a true representation of an individual properties cash flow. We are low on grant income. January, February, and March we were not able to draw funds and when we do it will show now a surplus. This overage will average out over this coming year. Chair Chris Oliver entertained the motion to accept the financials as presented. Commissioner Michael Belcher made the motion and Commissioner Lisa Dominisse seconded the motion, the motion carried.

NEW BUSINESS

Tax Credit Applications:

We did not receive the two tax credit applications we applied for in the preliminary round. There was a question of site control and because of that points were taken away. We were however, given an opportunity to clarify. The clarification was accepted but, no points were awarded back. That is why we couldn't complete the work on 34 East. The hotel was in a different pool; which was far more competitive. We missed the hotel award by just one point to be accepted. 34 East is still a priority and we are looking at the next tax credit round to be submitted the end of July, which then will be awarded in November. We need to consider looking at foreclosed or tax sale properties in order to be given the opportunity to score higher on our application reviews. We have submitted applications for 9% tax credits last September, the IRS has made some positive changes to the 4% Tax Credits that may be a possible option as it is less competitive to attain.

New Resident Lawsuit-Riverside:

We had a resident fall on the sidewalk on October 3rd of 2019. She is claiming it is uneven from the sidewalk to the parking lot that has been recently blacktopped. The suit is against Building for Change with Marion Housing Authority named as a defendant. Barnes and Thornburg are representing MHA and we have filed our initial response.

Martin Boots Flood:

On February 12th we had frozen pipes burst on the 3rd floor of the building. Three floors and the basement of the building were flooded. It has been over two weeks to mediate the water damage and costs \$175K. \$10K insurance deductible will be paid from our Capital Fund Budget. 10 apartments, hallways and maintenance room were affected. We are waiting for contractor bids to come in to do the repair work.

April Board Meeting:

We will be holding April's board meeting earlier due to the requirement of our annual Agency Plan having to be submitted 75 days in advance of our next fiscal year. The meeting will be held Wednesday April 14th at 11:30.

OLD BUSINESS:

Bedbug Lawsuit:

Plaintiff's 30 days to appeal this case has expired and the case has been closed.

MOTION TO ADJOURN:

Chair Chris Oliver entertained a motion to adjourn at 12:15 p.m. Commissioner Lisa Dominisse made the motion. Commissioner Michael Belcher seconded the motion. The motion carried.

Respectfully Submitted,
Trixi Morin
Executive Assistant