



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

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

June 16, 2021
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 11:36 a.m.

ROLL CALL: Executive Assistant Trixi Morin gave the roll call. The following Commissioners were present: Chair Chris Oliver, Vice Chair Jose Perez, Commissioner Michael Belcher, Commissioner Lisa Dominisse, Executive Director Steve Sapp, and CFO Leah Poland attended in person. Commissioner Michael Henson was present via Gotomeeting. In addition Denise Swain, Kim Dodson, Tammy Masters, Jeff Slocum, Vickie Chitwood, Angelena Payne, and Sarah Bradley; residents of Norman Manor and Martin Boots were also in attendance.

MINUTES: Chair Chris Oliver entertained the motion to accept the minutes from the May 19, 2021 meeting of the Board of Commissioners. Commissioner Michael Belcher made the motion and Commissioner Lisa Dominisse seconded the motion. The motion carried.

EXECUTIVE SESSION: Chair Chris Oliver entertained the motion to enter into executive session at 11:43. Commissioner Michael Belcher made the motion and Commissioner Lisa Dominisse seconded the motion and the motion carried. Regular meeting back in session at 12:05

FINANCIALS:

Statement of Income and Expense: May 31, 2021

CFO Poland stated, MHA has had a higher maintenance expense this year. This is the most volatile line item on the budget. We make an educated guess to predict what it will be for the given year but, with turnover or unexpected emergencies that can vary.

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

NEW BUSINESS

Biannual Tenant A/R Write-Offs: **Resolution 698-2021**

MHA requests the board approval to write off biannual tenant bad-debt in the amount of \$58,175.31. The charges are for rent, late fees, and damages. This would be for the end of the fiscal year for the Tenant Account Receivable. Chair Chris Oliver entertained the motion to accept resolution 698-2021. Commissioner Lisa Dominisse made the motion and Commissioner Michael Belcher seconded the motion, the motion carried.

2021-2022 Fiscal Year Operating Budget: Resolution 699-2021

Boston Hill Center has been removed as there is a pending sale and will be off the books in July. MHA has had an increase in benefits costs of \$30,000 because of property damage; like fires and busted pipes. We are in the black federal funds vs. non federal funds. Chair, Chris Oliver entertained the motion to accept the operating budget for Fiscal Year 2021-2022 and pass resolution 699-2021. Commissioner Michael Belcher made the motion and Commissioner Lisa Dominisse seconded the motion. The motion carried.

Establish Bank Account for New ROSS Grant: Resolution 700-2021

MHA is requesting to establish a new bank account for the new for the ROSS Grant Service Coordinator position that has been awarded. Chair Chris Oliver entertained the motion to accept resolution 700-2021. Commissioner Lisa Dominisse made the motion and Commissioner Michael Belcher seconded the motion, the motion carried.

Emergency Safety and Security Grant Application:

We have applied for an Emergency Safety and Security Grant for \$250,000. If awarded we will use the funds for exterior lighting and video cameras at Martin Boots and Norman Manor Apartments. If we have to fund it then it would come from Capital Funds. Thank you to Commissioner Lisa Dominisse who assisted with the application.

Landlord Lawsuit:

Currently we are being sued by one of the Section 8 landlords for not paying the HAP portion of the rent for 13 months. His property did not pass inspection that is required for Housing Quality Standards (HQS) this was prior to coming onto the program and on the tenant's annual recertification. The landlord states he had corrected the deficiencies but, as of yet they have not been repaired. A couple of months ago the landlord filed the suit. We were in court this week with this case and it has been extended out a couple of weeks.

Boston Hill Center (BHC) Update:

The sale of BHC is moving forward; after they finish with inspections and a survey. MHA should close on with buyer in mid July.

Positive Newspaper Article:

MHA had a front page headline news article. It states that MHA is involved with the Grant County Recovery Court Program and that our Board chose to create a preference for section 8 vouchers for the Recovery Program in November of 2017

No July Meeting:

We will not be having a July meeting due to end of fiscal year. MHA will be working on year end reporting and compliance. Our next scheduled meeting will be on August 18th.

MHA Tenants in attendance to speak with the Board:

Jeff Solocum- a tenant of Norman Manor addressed the board- We have had cleaning crews in the building but, they only do the basics. Now we haven't had anyone for about a year. What is allowed on balconies; like flags, flowers etc. We would like to get a grill back to cook on for the start of summer.

Tammy Masters- tenant of Norman Manor; stated that none of the residents feel as though they have the enjoyment of their apartments. This is too strict and we feel though we are being spied on by management. The manager called Arrow and he said that the manager has asked that he spy on tenants. We have former tenants living in cars because they have nowhere to go after being evicted.

Vickie Chitwood of the 5th floor Norman Manor; Stated she feels that the manager talks down to her. She was called about her dog and Vickie stated she told the manager that she did have her dog on the lease. It was an oversight but, Vickie stated she doesn't appreciate being accused of doing something wrong.

Angelena Fayne- of 3rd floor of Norman Manor; A tenant from our building had his Mom waiting while he was running an errand for dinner and when he returned his Mom and his family were outside waiting for him because the manager said they could be in the apartment without the tenant being there.

Sarah Bradley- She had plumbing issues that her tub will not drain and she would like to get it fixed.

Additional Executive Session:

Chair Chris Oliver entertained the request to enter into a 2nd executive session. Michael Belcher made the motion and Vice Chair Jose Perez seconded the motion. Time entered into executive session was 12:22 return to regular session at 1:12

OLD BUSINESS:

MOTION TO ADJOURN:

Chair Chris Oliver entertained a motion to adjourn at 1:13 p.m. Vice Chair Jose Perez made the motion. Commissioner Lisa Dominisse seconded the motion. The motion carried.

Respectfully Submitted,

Trixi Morin

Executive Assistant