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

May 19, 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, Vice Chair Jose Perez, Commissioner Lisa Dominisse, Executive Director Steve Sapp, and CFO Leah Poland attended in person. Commissioner Michael Henson and Commissioner Michael Belcher were present via Gotomeeting.

MINUTES: Chair Chris Oliver entertained the motion to accept the minutes from the April 14, 2021 meeting of the Board of Commissioners. Commissioner Lisa Dominisse 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 11:44. Commissioner Lisa Dominisse made the motion and Vice Chair Jose Perez and Commissioner Michael Henson seconded the motion and the motion carried. Michael Belcher joined the meeting at the beginning of the executive session at 11:44 and Michael Henson retired from the meeting at 12:02. Regular meeting back in session at 12:25

FINANCIALS:

Statement of Income and Expense: April 30, 2021

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

NEW BUSINESS

Sale of Boston Hill Center: **Resolution 697-2021**

MHA requests that the board move forward with acceptance of the sale of the Boston Hill Center. We have presented a counter offer that was accepted by the buyer Marc Amans of Fort Wayne, Indiana. There will be an inspection taking place this Friday. Chair Chris Oliver entertained the motion to accept resolution 697-2021. Commissioner Michael Belcher made the motion and Commissioner Lisa Dominisse seconded the motion, the motion carried.

Healthcare Premium Increase:

Our healthcare premiums are going up this next fiscal year due to covid, claims and postponements of services due to non access to healthcare over this past year. Staff has the option of a PPO plan or an HSA plan. Proposed was a 22% increase with the current plans. We have decided to go with a plan that is a 10%

increase and higher deductibles went from \$2,000 to \$4,600, out of pocket went from \$7,500 to \$8,550, and co-pays have increased in costs. CFO Poland looked into ADP and joining them, they bring on smaller agencies and thereby ensuring a larger bargaining power. Being a smaller agency we cannot continue to incur these increases in following years.

Community Connections for People with Disabilities:

The City of Marion and Carey services recently received a grant of \$200,000. MHA is partnering with them and placing a kiosk in Norman Manor with the intent to address the issue of isolation and lost access. The program is expected to be live sometime in the fall.

Local News Article:

Keeping the board informed of an article. The News Herald has an article that speaks negatively about the agencies of Marion, including MHA.

OLD BUSINESS:

Commissioner Lisa Dominisse made the motion that CEO Steve Sapp has the authorization to obtain a construction line of credit to take care of the ongoing issues at Parkview and the authority to finance 100% of the improvements. Vice Chair Jose Perez made the motion and Chair Chris Oliver seconded the motion with one abstention by Commissioner Michael Belcher. The motion carried.

MOTION TO ADJOURN:

Chair Chris Oliver entertained a motion to adjourn at 12:37 p.m. Vice Chair Jose Perez made the motion. Commissioner Lisa Dominisse seconded the motion. The motion carried.

Respectfully Submitted,

Trixi Morin

Executive Assistant