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

December 17, 2021
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 11:37 a.m.

ROLL CALL: The following Commissioners were present: Chair Chris Oliver, Vice Chair Jose Perez, Commissioner Michael Henson, Commissioner Lisa Dominisse, and Executive Director Steve Sapp.

MINUTES: Chair Chris Oliver made a motion for the date of the last Board Meeting to be corrected in the minutes from November 17, 2021 to November 10, 2021. Chair Chris Oliver then entertained the motion to accept the minutes from the November 10, 2021 meeting of the Board of Commissioners. Commissioner Jose Perez made the motion and Commissioner Lisa Dominisse seconded the motion. The motion carried.

FINANCIALS: Nothing new to report at this time.

Chair Chris Oliver entertained the motion to accept the November 2021 financial report as presented. Commissioner Lisa Dominisse made the motion and Commissioner Jose Perez seconded the motion, the motion carried.

NEW BUSINESS

Cares Act Funding - Executive Director Steve Sapp presented to the Board that MHA received Cares Act funding. The money has to be drawn down by December 31, 2021. The proposed eligible expenses are: new computers, software, and servers, cleaning and sanitary supplies, childcare expenses for staff members due to COVID, security costs, and hazard pay for the staff.

Chair Chris Oliver entertained a motion. Commissioner Lisa Dominisse made a motion to “allow the Housing Authority to draw down the appropriate Cares Act funds for which they qualify and to use them for eligible expenses.” and Vice Chair Jose Perez seconded the motion, the motion carried.

Hilltop Towers Refinance Update: The application was submitted on November 11, 2021 and was sent to the underwriter on December 6, 2021. It will be 30 – 60 days before we close depending on when MHA gets the paperwork back from the underwriter.

Hilltop Towers REAC: Hilltop Towers received a score of 93C on their recent REAC inspection. The staff worked very hard to prepare for it. The next inspection won't be for 3 years since getting a score over 90. Congratulations on a job well done was conveyed by the Board members.



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Tax Credit Award: MHA has been awarded tax credits for the 34East Project. MHA is partnering with Advantix for the project development; they are the guarantee for the project loan. Target date to close is October 1, 2022; however, the goal is to close within 6 months. MHA has a letter of intent from Merchants Bank and will be closing with ICDA. Both will happen about the same time.

141: MHA closed on the sale of 141 on December 5, 2021. All 3 commercial properties have been sold and the focus is now on the tax credit property.

Election of 2022 Board of Officers: Chair Chris Oliver is stepping down from his position and is seeking a replacement. The Board members decided to table the discussion until the next meeting in January 2022.

Added to the Agenda by Chair Chris Oliver:

Review Committee: Chair Chris Oliver recommends that all Board members, with the exception of Mike Henson, be on the Review Committee for CEO Steve Sapp. Chair Chris Oliver made the motion and Jose Perez seconded the motion. The motion carried.

OLD BUSINESS: Nothing to report at this time.

MOTION TO ADJOURN:

Chair Chris Oliver entertained a motion to adjourn at 11:57 am. Commissioner Mike Henson made the motion. Commissioner Lisa Dominisse seconded the motion. The motion carried.

Respectfully Submitted,
Tawnya R. Norman
Service Coordinator