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

April 9, 2018  
Central Office – 601 South Adams

**CALL TO ORDER:** The meeting was called to order at 12:04 p.m.

**Roll Call:** PH & Private Housing Supervisor/ Capital Fund Coordinator Andrea Wert gave the roll call. The following Commissioners were present: Lisa Dominisse, Michael Henson, Michael Belcher, Chris Oliver, Jose Flores and Jose Perez. Also present were Executive Director Steve Sapp, Asst. Exec. Director/CFO Leah Poland, Millagros Cordero and Executive Assistant Trixi Morin

**MINUTES:** Commission Chair Michael Belcher entertained a motion to accept the minutes from the March 21, 2018 meeting of the Board of Commissioners. Commissioner Steve Turner made the motion; Commissioner Jose Flores seconded the motion. The motion carried.

**EXECUTIVE SESSION:** The board members entered into executive session at 12:05 and reconvened at 12:23

### **NEW BUSINESS:**

1. **Annual Agency Plan: Resolution 649-2018** The Annual Plan is the reason we conduct the Board Meeting early every April. It is required to be submitted to HUD 75 days prior to the beginning of our new fiscal year. This is the last year of our 5 year plan and there hasn't been any revisions or new plan elements. Continuing work on our RAD conversion and modernization of our properties. Commission Chair Michael Belcher entertained a motion to accept the Resolution as presented Commissioner Lisa Dominisse made the motion; Commissioner Jose Flores seconded the motion. The motion carried.
2. **Hotel Marion Demolition:** Demolition of the hotel Marion began last Wednesday, April 4<sup>th</sup> at 9:00 a.m. It is expected to take approximately a month for completion. This project is going as planned.
3. **Indiana Wesleyan Arts Department:** MHA is collaborating with IWUAD; IWU Arts Department on three different art classes. Professors along with several business owners in the downtown square; to create an art project that can be placed in the front of their buildings or windows. We will have design projects in both 141 and the new Refinery location at Centrum. We participated in our second meeting where the presentation of the projects are shared and open for critique. The design projects presented were excellent and will be completed by the end of the school year. They have already begun setting up and this will bring some positive attention to our building and to the community.

4. Refinery Pitch Event: IWU staff and the Refinery collaborated on a 60 second pitch event to upcoming student entrepreneurs. They were given 60 seconds to present an idea to the judges and an audience. Two winners received \$1,000 each and one name was drawn to receive a free 12 month membership at the Refinery. Every participant received a Grand in 60 t-shirt. The next pitch event is being scheduled for the fall in the new Refinery location.
5. Housing Choice Voucher (Section 8) Shortfall: Section 8 is projected to have a shortfall of funds by 12-31-2018. Worst case scenario, a shortfall potentially could rescind vouchers and assistance from the already participating families, because of the amount of Housing Assistance Payments (HAP) or subsidy is not efficient enough to support the projected number of families in need. We received official notification and two conference calls. We have 60 voucher holders that have been looking to be placed. We have to cease absorbing vouchers for other public housing agencies. Leah addressed the board that we have roughly 170,000 held in HUD reserves. Her estimation is that MHA will need an additional 124,000 to finish out the year and HUD was estimating 150,000. In essence they are shrinking the program. Our hope is that they will fill their obligation for the vouchers that have already been issued. Full utilization is not realized due to lack of affordable housing, the right number of bedrooms and housing that could pass inspection.
6. Fiscal Year End (FYE) 2017 Audit: There were no findings.

**OLD BUSINESS:**

**MOTION TO ADJOURN:**

Chair Michael Belcher entertained a motion to adjourn at 12:49 p.m. Commissioner Jose Perez made the motion. Commissioner Chris Oliver seconded the motion. The motion carried.

Respectfully Submitted,

*Trixi Morin,*

Executive Assistant