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

March 21, 2018
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 5:02 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, Executive Assistant Trixi Morin and Henry Smith who arrived at 5:22

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

EXECUTIVE SESSION: The board members entered into executive session at 5:03 and reconvened at 5:16

FINANCIALS:

1. Consolidated Budget for Asset Based management: Fiscal Year Ending 6-30-2018
2. Statement of Income and Expense: February 28, 2018
3. Cash Summary

Chair Michael Belcher addressed the board for any questions regarding the Financial Reports. Steve Turner asked if we have the unrestricted funds earmarked for anything. Leah addressed the board in that MHA is not looking into the use of the unrestricted funds at this time. We are working with the current properties that have been purchased to generate a positive cash flow. An explanation was given to how restricted monies work in that, government funded; are restricted to the properties/programs that are run and traditionally have not been fully funded. These shortfalls are covered by the central office. Chair Michael Belcher, entertained a motion to accept the financials. Commissioner Steve Turner made the motion and Commissioner Lisa Dominisse seconded the motion. The motion carried.

NEW BUSINESS:

1. Hotel Marion Demolition: We have done a required asbestos test which came back negative. A report was filed with IDM that has a 10 day turnaround. Demolition will begin first thing in the morning, on April 4th. The board requested an e-mail on the start time of the demolition.
2. Martin Boots Tax Credit Application: We did not receive the tax credit reward because of the tax credit application being withdrawn due to technical correction. We have obtained some additional information which will allow us to submit a better application in July. HUD is revising our

portfolio conversion through the RAD program. In November we will submit a tax application for Norman Manor. Currently working on submitting a revision on four different tax applications for the family housing sites and they are at 4% and non competitive. There could be some favorable implications if the new government budget passes. It could change the structure of how we convert some of the properties. There may be revision requested from the board if the process needs to be done differently.

3. Centrum & Refinery Update: An agreement was signed yesterday for a facade to come down from Centrum. The space for the Refinery has been demoed and we have completed plans. We are getting pricing from JD Bowers. This will save expense for the tenants of the Refinery as they are paying 3,000 a month plus utilities and do not make near that enough money to pay that rent. We are receiving support from IWU; today a check for 15,000. which has been deposited. They have provided interns; one currently, one in the summer and we have applied for one in the fall. IWU has also provided additional support for our Refinery meetings.
4. 141 E. 3rd Street Update: We are getting pricing for roofing work and have asked for a change on some of the plans. MHA will be getting bids for this property. The arts department is creating a design for 141 along with several other buildings downtown. It is going to be a good venture to see what they come up with.
5. Family Self –Sufficiency (FSS) Graduation: Another success story, Heather Thompson has recently graduated from the program and is working at Family and Friends Home Health Care. She has been awarded a certificate of successful completion and an escrow check in the amount of 3,073.50.
6. United Way Mini Grant: We received 3,000. for the park on Curfman Street which needs some work and this is a first step in a master plan. We are very grateful to the United Way for its contribution.
7. New Agency Website: As part of our rebranding we have released our website and please visit and view the video that we worked on. www.marionha.com
8. April Board Meeting: Requesting a consensus to change the meeting date to April 9th or 10th because of a scheduling conflict due to the submission of the agency plan. We will be e-mailing the board to confirm a date and time.
9. **OLD BUSINESS:**

MOTION TO ADJOURN:

Chair Michael Belcher entertained a motion to adjourn at 6:12 p.m. Commissioner Jose Perez made the motion. Commissioner Chris Oliver seconded the motion. The motion carried.

Respectfully Submitted,

Trixi Morin,

Executive Assistant