



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

August 15, 2018
Central Office – 601 South Adams

CALL TO ORDER: The meeting was called to order at 11:30 a.m.

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

MINUTES: Chair Michael Belcher entertained the motion to accept the minutes from the June 20, 2018 meeting of the Board of Commissioners. Commissioner Chris Oliver made the motion; Commissioner Michael Henson seconded the motion with one abstention from Commissioner Lisa Dominisse. The motion carried.

EXECUTIVE SESSION: The board members entered into executive session at 11:33 with Leah Poland CFO/Asst. Director in attendance and reconvened at 12:01

FINANCIALS:

1. Statement of Income and Expense: June 30, 2018
2. Investment Register: June 30, 2018
3. Mortgage Register: June 30, 2018
4. Statement of Income and Expense: July 31, 2018

A question was posed about the discrepancy for June's numbers and Ms. Poland explained they were due to write-offs, vacancies, and REAC inspections. Ms. Wert discussed further that we have had more movement of elderly because of more recent years of drug abuse; mostly prescription use and not having the right size rental spaces for families. There has been a feast or famine for the rest of our properties. Chair; Michael Belcher entertained a motion to accept the Financials as presented. Commissioner Michael Henson made the motion; Commissioner Lisa Dominisse seconded the motion. The motion carried.

NEW BUSINESS:

1. Section Eight Mgmt. Assessment Program (SEMAP): Resolution 654-2018: Chair Michael Belcher entertained the motion to approve the Resolution as presented; Vice Chair Chris Oliver made the motion; Commissioner Jose Flores seconded the motion. The motion carried.
2. Line of Credit Draw for Maidenbergl Development: Resolution 655-2018: Development is beginning for the Maidenbergl properties with 4 large market rate apartments that will be added. Blacktop will be over the gravel portion of the parking lot and some added. This should take less

than 300,000 for the development of Maidenbergl. The additional apartments will add approximately \$48K annually. Chair, Michael Belcher entertained the motion to approve the Resolution as presented; Commissioner, Jose Flores made the motion; Vice Chair, Chris Oliver seconded the motion. The motion carried.

3. Marion Co Space: It has been recommended by legal counsel to create a new co working space that will be setup as a 501C3 with an active board and bylaws. There hasn't been any proof that the Refinery has had any board meetings, nor filed their taxes since inception. Marion Co-Space will be a community entity where 7 board members will be appointed by 7 different community agencies. We have requested participation from the Growth council, Community Foundation, IWU, Mayor's Office, Chamber of Commerce, Marion Housing Authority and Marion Co-Space (1 member).
4. 34 East (hotel): Resolution 656-2018: Requesting \$250,000 from the Hilltop line of credit to cover additional demo, architect and surveying expenses. Chair; Michael Belcher entertained a motion to approve the request for monies from Hilltop line of credit. Vice Chair; Chris Oliver made the motion; Commissioner Jose Flores seconded the motion. The Motion carried.
5. Development Committee: Requesting the appointment of Committee to assist with current and future developments. Recommendation that it will be made up of the following members; Lisa Dominisse, Steve Turner, and Michael Belcher. Chair Michael Belcher entertained a motion to approve the recommendation. Michael Henson made the motion and Chris Oliver seconded the motion. The Motion carried.
6. Campus Corner In the process of remodeling for the restaurant and it was discovered new footers would have to be installed prior to any commercial use. The engineer made the recommendation to tear the building down or put in the new footers. We were looking to collect \$700. For the commercial space. Demo would be around 19,500. We would get about \$1,100 a month from the 3 apartments. We will still need a new roof. 8,400 a year will not offset an approximate cost of 150,000 and we are still waiting some costs.
7. AMP 2 REAC Inspection: We received a REAC score of 91 out of 100. This is the best score AMP 2 has received in over 10 years. The staff is commended on their hard work.
8. Centrum Update: The north end has been shut down for development by the state because of "Change of Space". This would be a requirement to bring the whole building up to current codes. The plan may have to be looked and changed for use if needed.
9. Public Housing Assessment System (PHAS): HUD has designated us as RAD with a score of 100.

OLD BUSINESS:

MOTION TO ADJOURN:

Chair Michael Belcher entertained a motion to adjourn at 12:27 p.m. Commissioner Jose Perez made the motion. Commissioner Lisa Dominisse seconded the motion. The motion carried.

Respectfully Submitted,

Trix Morin,

Executive Assistant