

**SHELBY METROPOLITAN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING**

March 20, 2023

1. Roll Call.

Chairman James Frye called the meeting to order. Present upon roll call were Chairman James Frye, Frank Mariano, Amy Klingler and Dmitri Williams. Vice Chairman Jan Geuy was excused. Executive Director Judith Wells, Assistant Director Laura Werner and Finance Director Beth Marchal were also present. The regular scheduled meeting was called to order at 12:07 p.m.

2. Approval of February Board Meeting Minutes.

Chairman Frye asked for questions or concerns regarding February minutes. No concerns voiced. Amy Klingler made a motion to approve the minutes. Frank Mariano seconded. All ayes heard; Motion carried.

3. Approval of February Financial Report.

Chairman Frye asked if anyone had any questions concerning the February financial report. Mr. Mariano inquired about the high cost of Pilot payment? Director Wells explained the pilot is a yearly payment made in lieu of taxes. No other questions or concerns voiced; Chairman Frye called for a motion to approve the minutes. Frank Mariano made motion to approve, Amy Klingler Seconded, all ayes heard. Motion carried.

4. Director's Report for February.

Director Wells reviewed the report with board members. Some points stated were, Section 8 program applications are down. 223 receiving HAP assistance, VASH has nine vouchers leased. Public Housing waiting list up with 95 applications. The report shows one Public Housing unit open. It has recently been rented. Bringing PH to full occupancy at the moment. Six percent of rents are still delinquent. One eviction has been issued. Our clientele is having a hard time finding units with the rising cost of rent.

5. Section 8 Housing Choice Voucher Spreadsheet.

Beth Marchal reviewed the spreadsheet with the board. Actual unit months leased at 232 with a HAP dollar amount coming in at \$83,855.00. Seven vouchers issued. Director Wells discussed the high cost of rental in the area. Wells briefly explained she attended a Landlord meeting with City of Sidney where the new registration process of landlords and tenants in Sidney was discussed. She asked as a HA where did we fit in the process. She was told that since the Housing Authority does its own inspections we would not be affected.

6. Old Business.

A. Complex/Maintenance update.

Director Wells reports that the maintenance department is preparing for the Real Estate Assessment Center (REAC) inspection. The Inspections are scheduled for April 6th and 7th. HUD contracts inspectors to check all common areas and random apartments. She explained that the maintenance department is focusing on all common areas since we have total control of these. Wells also stated that she has been conducting housekeeping standards inspections as well.

B. Elevator

The Elevator contract has been signed. 10% down was agreed upon to get supplies ordered and a start date in October.

C. Physical Needs Assessment

Director Wells reported that T.C. Architects have completed the Physical Needs assessment for Hilltop/Hewitt Villa.

7. New Business.

A. REAC Inspection

Wells previously explained this. REAC Inspector is scheduled to be here April 6th and 7th

B. Jackson Towers Tenant Alliance

Director Wells informed the board that the JTTA has now started again for the residents. Because of COVID it has not been active for several years. They have elected new board members and started planning events. They host BINGO games, dinners and other fun events for the residents of Jackson Towers. Wells stated that she still hasn't opened the lobby restrooms to the public.

C. Security at Jackson Towers

Director Wells explained still having issues with people coming in buzzing random apartments to try and get into the building.

Director Wells asked to go into executive session to discuss personnel issues. Chairman Frey called for the motion, Frank Mariano made motion, Dmitri Williams seconded. All eyes heard. Motion carried at 12:32pm. Meeting back into regular session at 12:42pm no action taken.

8. Adjournment.

Chairman Frye asked for a motion to adjourn. Dmitri Williams moved to adjourn. Frank Mariano seconded. All eyes heard. Motion carried. Meeting adjourned at 12:42m

Submitted by Laura Werner, Assistant Director