

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

February 26, 2024

1. Roll Call.

Chairman James Frye called the meeting to order. Present upon roll call were Chairman James Frye, Vice-Chair Jan Geuy, Board members Dmitri Williams and Frank Mariano. Board member Amy Klingler was excused. Quorum was noted. Executive Director Judith Wells and Assistant Director Laura Werner were also present. The regular scheduled meeting was called to order at 12:11 p.m.

2. Approval of December 2023 Board Meeting Minutes.

Chairman Frye called for questions or concerns. No concerns voiced. Dmitri Williams made a motion to approve the minutes. Frank Mariano seconded. All ayes heard. Motion carried.

3. Approval of December 2023 Financial Report.

A brief discussion ensued regarding the report. No action was taken. Chairman Frye asked for motion to approve December financial report. Dmitri made motion to approve, Frank Mariano seconded, all ayes heard. Motion carried.

4. Approval of January 2024 Financial Report.

Frank Mariano made motion to approve January 2024 Financial Report. Dmitri Williams seconded the motion. All ayes heard. Motion Carried.

5. Directors Report

Application intake is up a little for Section 8 program. 214 in occupancy for Section 8, 11 in VASH. PH applications down. Public Housing turnaround is slow. Director Wells discussed new contractor, Justin Newman and issues with his crew. Brief discussion about undocumented people coming into the area, current evictions and increase in unpaid rents.

6. Section 8 HCV Spreadsheet

Laura Werner reviewed the spreadsheet that the board members received. December and January data was discussed. Occupancy has increased in February. With HAP at \$91,013.00. 15 new Vouchers are being issued.

7. Old Business

A. Complex/Maintenance Update

Director Wells states maintenance is working on curb appeal/keeping trash up, also turn around time and work orders. Discussed 1201F and the additional repairs to be made there. Also, 1135C will be needing a lot of work due to pet damage.

B. Elevator Modernization Update

Wells informed that the elevator updates should be finishing up this week.

C. Personnel

Discussion ensued concerning filling the open maintenance position. Director Wells talked about the advertising for maintenance position and the problems she has faced finding people to hire. Asked if anyone has any Ideas or knows of anyone looking for employment, please let her know.

8. New Business.

Brief discussion concerning high cost of uncollectables, the continued impact of Covid 19 regulations, and reentry into program when owing a back balance. Jan made motion to approve the report, Frank seconded. All ayes heard. Motion carried.

Resolutions were discussed. A motion was made by Dmitri Williams to approve Resolution 2024-01 SEMAP Certification. Frank Mariano seconded. All in favor. Motion carried. Dmitri Williams motioned to approve Resolution 2024-02 PHAS Certification. Frank Mariano seconded. All ayes heard. Motion carried.

9. Adjournment.

Frank Mariano moved to Adjourn. Jan Geuy seconded. All in favor. Motion carried. Meeting adjourned at 1:03p.m.

Submitted by Laura Werner, Assistant Director