

SHELBY METROPOLITAN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 18, 2022

1. Roll Call

Vice chairman Jan Geuy called the meeting to order. Present upon roll call were Vice Chairman Jan Geuy, Frank Mariano and Dmitri William. Chairman Frye called and was running a couple minutes late. He arrived at 12:18p.m. Amy Klingler was excused. Quorum was noted. Director Judy Wells and Assistant Director Laura Werner were also present. The regular scheduled meeting was called to order at 12:16p.m.

2. Approval of June 13, 2022 Board Meeting Minutes

Vice Chairman Geuy called for approval of June minutes. Frank Mariano made a motion to approve the minutes Dmitri Williams Seconded. All ayes heard. Motion carried.

3. Approval of June Financial Report

Chairman Frye asked for questions or concerns. None were voiced. Vice Chairman Geuy made a motion for approval, Frank Mariano seconded. All ayes heard. Motion carried.

4. July Director's Report

Director Wells reviewed the report with board members. Director Wells explained that the waiting list numbers are up. Vice Chairman Geuy asked why Judy thinks that the waiting list numbers are up? Wells reported economy along with trouble finding affordable units as some of the factors adding to the rise in number of applications being returned. No other questions were asked.

5. Section 8 Housing Choice Voucher Spreadsheet

Judy reviewed the spreadsheet. Section 8 is leased at 229 Occupancy, with a HAP cost of \$79,618.00 for June and a Per unit cost of \$348.00. No questions were asked.

6. Old Business

A. Complex/Maintenance update

Director Wells stated that she wants to open up the community room. While the room has been closed the maintenance department has used it as a storage area and now they haven't had time to move everything out of the community room, and she has not been able to open up the space. The Maintenance Department is mowing at all complexes. The Rehabilitation of apartments and work orders are becoming backed up. Director Well suggested contacting contractors to mow the complexes and asks for any input on Ideas for people to mow? Vice Chairman Geuy offered to contact the guy that mows the condos in her area. Chairman Jim Frye asked about Tom's Lawn Service? Director Wells stated that she reached out to him and he didn't have time.

7. Personnel Update

Director Wells reported she is still working with Clemens Nelson and Associates on this.

8. New Business

Chairman James Frye called for a motion to go into executive Session to discuss an employee matter at 12:29p.m. Vice Chairman Jan Geuy made the motion, Frank Mariano seconded, all ayes, motion carried. Dmitri Williams motioned to end the Executive Session, Vice Chairman Jan Geuy seconded, all ayes heard, motion carried. Executive Session ended at 12:42p.m.

Back to general session:

Judy asked if everyone has seen the letter to the editor in the newspaper about the dog incident at Jackson Towers? Some members had, some had not. The article was passed around for all to read. Discussion ensued. Director Wells stated that she has decided not to answer in the paper. This was a very unfortunate event. She has talked to all parties involved and she is going to leave it at that. Director Wells asked the Board Members if they agree with her decision. All agreed at this time.

Director Wells stated that there have been some security issues at Jackson Towers with individuals loitering around the parking lot or at the front entrance. She asked Chairman Frye about hiring a security guard to walk the halls a couple of nights a week for a month or two to send a message. Chairman Frye will check into it and get back with Judy on a price.

9. Adjournment

Chairman Frye called for a motion to adjourn. Frank Mariano made motion to adjourn, Dmitri Williams seconded. All Ayes. Motion carried.
The meeting adjourned at 12:59 p.m.

Submitted by Laura Werner, Assistant Director