

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

December 18, 2023

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 Amy Klingler and Dmitri Williams. Board member Frank Mariano was excused. Quorum was noted. 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 12:08 p.m.

2. Approval of November Board Meeting Minutes.

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

3. Approval of November Financial Report.

Chairman Frye asked for questions or concerns with the November financial report. Dmitri asked about the \$6,000 paid to Office360. Beth explained payment is for 2 big Fire safe cabinets along with regular office supplies. No other questions voiced; Chairman James Frye called for a motion to approve the financial report. Amy Klingler made motion to approve, Jan Geuy Seconded, all ayes heard. Motion carried.

4. Directors Report

Director Wells reviewed the report that the board received. Wells stated that the Section 8 applications are up. Shelby MHA still needs 2 more participants for VASH program. The Public Housing program currently has 54 on waiting list. Director Wells discusses the current vacancies and a unit that was left in bad condition at Jackson Towers. One eviction at Hilltop complex. Wells calls for any questions. No questions voiced.

5. Section 8 HCV Spreadsheet

Beth Marchal reviewed the spreadsheet that the board members received. She covered November data. Leased at 227 spending \$90,376.00 a little below what we received. Vouchers are being issued. Wells stated that Section 8 will be down between 12 to 13 vouchers in January and we will be increasing the voucher issuance to offset the drops from the program. Director Wells explains that historically around a third of seeking vouchers actually find suitable units.

Old Business

A. Complex/Maintenance Update

Director Wells states that SMHA will continue to work on the drug problem with the City of Sidney Police Department and Shelby County Sherriff's office. SMHA donated the use of chairs for the community dinner. A thank you given to Chairman Frye for helping with

the loading and unloading. Director Wells stated that SMHA may be looking into taking some units offline for modernization in the future.

B. Elevator Modernization Update

Wells informed that the elevator updates are underway with the large elevator offline for 5 weeks, as of last Wednesday. Though it is an inconvenience, it is much needed and the elevators should be nice when finished.

C. REAC Inspection

Director Wells reports all repairs are completed and the final report will be sent to HUD.

6. New Business.

A. Disposal of Assets

Director Wells states that Shelby MHA is disposing of an old tractor and the 2000 Dodge truck. Calls were made to six salvage yards on 11/21/23 for salvage prices. Two individuals voiced interest in the vehicles and have made offers above salvage. \$650.00 for the truck and \$520 for the tractor. The Shelby MHA would like to take these offers and dispose of these items. Chairman Frye called for a motion to dispose of these two items. Dmitri Williams made the motion, seconded by Vice-Chairman Jan Geuy. All ayes heard motion carried.

B. Ceiling rents/Flat rents – Resolution 2023-04

The new ceiling and flat rents are passed out and reviewed by Board. Chairman Frye calls for a motion. Dmitri Williams makes motion to incorporate the new Ceiling and Flat rents, seconded by vice-chair Jan Geuy. All ayes heard motion carried.

Chairman James Frye calls for a motion to go into executive session to discuss an employee matter at 12:35 p.m. Amy Klingler makes the motion, seconded by Jan Geuy. All ayes, motion carried. Executive session ended at 12:55 p.m., no action taken.

Back to general session:

Chairman Frye asked if there was anything else to discuss, there were no further comments or concerns Chairman Frye calls to adjourn.

7. Adjournment.

Vice-Chairman Jan Geuy moved to adjourn. Dmitri Williams seconded. All ayes heard. Motion carried. Meeting adjourned at 12:56 p.m.

Submitted by Laura Werner, Assistant Director