

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

September 16, 2024

1. Roll Call.

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

2. Approval of August 2024 Board Meeting Minutes.

No concerns voiced. Dmitri Williams made a motion to approve the minutes. Amy Klingler seconded. All ayes heard. Motion carried.

3. Approval of August 2024 Financial Report.

Brief review of report. Amy Klingler made a motion to approve the August 2024 Financial Report. Jan Geuy seconded the motion. All ayes heard. Motion carried.

4. Directors Report

Director Werner reviewed the report that the board members received. Section 8 Applications are down a little from last month as well as occupancy. Vouchers will continue to be issued. Public Housing has quite a few vacancies and a couple evictions.

5. Section 8 HCV Spreadsheet

Beth Marchal reviewed the Section 8 HCV spreadsheet that the board members received. August data was discussed. 231 leased at \$92,413.

6. Old Business

A. Complex/Maintenance Update

Director Werner stated the Maintenance Department is keeping up with work orders. Brian Winemiller and Laura Werner passed the NSPIRE exam and Director Werner is currently training Brian on inspections. There was an issue with two homeless individuals at Jackson Towers. There has been a no trespass letter given to the Sidney PD and tenants were informed to call the police if the individuals are seen at Jackson Towers to have them removed. Director Werner stated she is working with another contractor for rehabs so we currently have two contractors to assist us if needed for rehabs.

7. New Business.

A. Storm Damage at Shelby Manor

Director Werner states she received the okay from the insurance company to move forward with repairs from the tornado/hail damage at Shelby Manor. Nitro will be starting the project soon.

B. Cost of Living Increase

Salary recommendations for 2025 were passed out to board members and reviewed. Director Werner stated there are several employees with new positions and she would like to do evaluations on all employees. Director Werner asked for any questions or concerns proposing the cost-of-living increase. Vice-Chairman Geuy called for a motion to approve a 3% increase. Dmitri Williams made the motion. Seconded by Amy Klingler, all ayes heard. Motion carried.

C. 2025 Proposed Budget (Resolution 2024-03)

Director Werner presented board members with the 2025 proposed budget. A brief discussion about HUD contributions was discussed. Director Werner stated the due date for the budget this year is sooner than previous years and asked for any questions or concerns with the proposed budget. Vice-Chairman Jan Geuy made a motion to approve the 2025 proposed budget. Dmitri Williams seconded the motion. All ayes heard. Motion carried.

8. Adjournment.

Dmitri Williams moved to adjourn. Amy Klingler seconded. All in favor. Motion carried. Meeting adjourned at 12:31 p.m.

Submitted by Beth Marchal, Finance Director