

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

October 21, 2024

1. Roll Call.

Chairman James Frye called the meeting to order. Present upon roll call were Chairman James Frye, Vice-Chairman Jan Geuy, Board Members Dmitri Williams, Frank Mariano and Amy Klingler. Quorum was noted. Executive Director Laura Werner and Beth Marchal Finance Director were also present. The regular scheduled meeting was called to order at 12:10 p.m.

2. Approval of September 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 September 2024 Financial Report.

Brief review of report. Jan Geuy made a motion to approve the Financial Report. Frank Mariano seconded the motion. All ayes heard. Motion carried.

4. Directors Report

Director Werner reviewed the report that the board members received. Currently have 154 Section 8 applications, 13 vouchers looking and 220 for occupancy. VASH program is leased up at 12. Public Housing has 3 vacancies on Hilltop, one at Shelby Manor and 3 at Jackson Towers.

5. Section 8 HCV Spreadsheet

Director Werner reviewed the Section 8 HCV spreadsheet that the board members received. September data was discussed. 229 leased at \$93,659.

6. Old Business

A. Complex/Maintenance Update

Director Werner stated she has not received confirmation of a start date from Nitro on the storm damage at Shelby Manor. Director Werner said Nitro gave a 3-week estimated start date on September 30, 2024 and she has not heard from them. She will be contacting them to see when they will begin. The Maintenance Department is continuing to do work orders and should be caught up by the end of the year. She has received a cleaning schedule and on call schedule from the Maintenance Department as well. Director Werner stated there have been issues with the electrical boxes at the ends of the buildings and she is going to be working with Sollmann Electric to have them replaced.

7. New Business.

A. Ohio Auditor of State Award

Director Werner presented the Ohio Auditor of State Award that the Housing Authority received from The State of Ohio for excellence in financial reporting in accordance with Generally Accepted Accounting Principles (GAAP) and compliance with applicable laws for the fiscal year ended 2023. Director Werner thanked Beth Marchal for her attention to detail and hard work.

B. Payment Standards (Resolution 2024-04)

2025 Housing Choice Voucher Payment Standards from HUD was passed out and reviewed. Chairman James Frye asked for a motion for approval. Dmitri Williams made a motion to approve. Frank Mariano seconded. All ayes heard. Motion carried.

C. Flat Rent/Ceiling Rent (Resolution 2024-05)

Director Werner passed out the Public Housing Flat Rent and Ceiling Rent Schedule for 2025 to board members. Director Werner discussed the methodology in determining the schedules. Chairman James Frye asked for a motion to approve Resolution 2024-05. Jan Geuy made a motion to approve. Amy Klingler seconded. All ayes heard. Motion carried.

D. NSPIRE

Director Werner informed board members HUD extended the deadline for NSPIRE until October 2025; however, she has already implemented and all inspections being conducted now are with NSPIRE. Landlords were sent information via email in regards to the new standard.

E. PERSONNEL

Director Werner asked to go into executive session to discuss personnel compensation. Chairman Frye called for the motion. Frank Mariano made motion; Jan Geuy seconded. All ayes heard. Motion carried at 12:29p.m. Chairman Frye called the meeting back into regular session at 12:33p.m. Chairman Frye stated the compensation for Laura Werner will increase to \$38.90 following the 90-day probationary period. Dmitri Williams made motion to approve. Amy Klingler seconded. All ayes heard. Motion carried.

8. Adjournment.

Frank Mariano moved to adjourn. Amy Klingler seconded. All in favor. Motion carried. Meeting adjourned at 12:36 p.m.

Submitted by Beth Marchal, Finance Director