

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

February 24, 2025

1. Roll Call.

Chairman James Frye called the meeting to order. Present upon roll call were Chairman James Frye, Board Members Frank Mariano and Dmitri Williams. Vice-Chairman Jan Geuy and Board Member Amy Klingler were 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 12:08 p.m.

2. Approval of January 2025 Board Meeting Minutes.

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

3. Approval of January 2025 Financial Report.

No questions or concerns. Frank Mariano made a motion to approve the Financial Report. Dmitri Williams seconded the motion. All ayes heard. Motion carried.

4. Directors Report

Director Werner reviewed the report that the board members received. 150 Section 8 applications and 6 Vouchers. 221 receiving Housing Assistance Payments. VASH leased at 12. Total spending for Section 8 was \$94,289.00. Public Housing had 2 open units in January, 48 applications, 98% rent collected.

5. Old Business

A. Complex/Maintenance Update

Director Werner stated the Maintenance Department is replacing furnace filters this week. They will be picking up trash when the snow melts. Samson's did the snow removal and salting when needed.

Director Werner spoke with Tom Holthaus at Sollmann Electric. The generator has been received and they are hoping to have it completed in the next 3 weeks or so. The State Inspector is also requiring an outside switch be added.

Director Werner received a letter from the Shelby County Prosecutor that the Housing Authority was a victim of aggravated arson. Director Werner was unaware but after a few phone calls learned that a juvenile soaked a t shirt in alcohol and lit it. Director Werner said our Maintenance Department is looking into the damages and is supposed to get back with her.

B. Hilltop Storage Room

Director Werner stated that Mr. Daniel did contact her and met with our Maintenance Department to get items from the storage room. Director Werner is unsure what is left but will access the room again after March 1, 2025.

6. New Business.

A. SEMAP (Section Eight Management Assessment Program) Resolution 2025-01

The SEMAP Certification was passed out for review. Director Werner gave a brief description of the 14 indicators to explain the Certification. A motion was made by Dmitri Williams to approve Resolution 2025-01 SEMAP Certification. Frank Mariano seconded. All in favor. Motion carried.

B. Resignation of Board Member

The resignation letter from Jan Geuy was reviewed. Chairman James Frye called for a motion to approve the resignation. Dmitri Williams made the motion. Seconded by Frank Mariano. All ayes heard. Motion carried.

After a brief discussion, Chairman James Frye asked for a motion to request Kelli Ward be recommended to Shelby County Probate Court to fulfill the vacancy on the board. Frank Mariano made the motion. Seconded by Dmitri Williams. All ayes heard. Motion carried.

7. Adjournment.

Dmitri Williams moved to adjourn. Frank Mariano seconded. All in favor. Motion carried. Meeting adjourned at 12:33 p.m.

Submitted by Beth Marchal, Finance Director