

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

**February 23, 2026**

**1. Roll Call.**

Chairman James Frye called the meeting to order. Present upon roll call were Chairman James Frye, Vice Chairman Dmitri Williams, and board members Frank Mariano and Kelli Ward. Board member Amy Klingler was excused. A quorum was noted. Executive Director Laura Werner and Finance Director Beth Marchal were also present. The regularly scheduled meeting was called to order at 12:05 p.m.

**2. Approval of January 2026 Board Meeting Minutes.**

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

**3. Approval of January 2026 Financial Report.**

A board member inquired about the Petty Cash payment, and clarification was provided. Kelli Ward made a motion to approve the Financial Report. Vice Chairman Dmitri Williams seconded the motion. All ayes were heard. The motion carried.

**4. Directors Report**

Director Werner reviewed the Director's Report that board members received. There are 181 Section 8 applications on the waiting list. No vouchers were issued to families. A total of 232 families are receiving Housing Assistance Payments. Additionally, 11 VASH families are receiving assistance, for a total of 243 vouchers, with spending totaling \$109,476.00.

Public Housing had zero vacancies in January. There are 79 Public Housing applications on file, and 98% of rents were collected. One eviction was issued, with one move-out and two move-ins.

**5. Old Business**

**A. Complex/Maintenance Update**

Director Werner reported that Corey is responding to all emergency calls and completing work orders. Jeff Baker has been contracted to assist with installing doors in the units to avoid falling behind on maintenance needs.

**B. Hiring Update**

As previously noted, Joe retired at the end of January. On February 5, 2026, at 1:32p.m., Director Werner received a text message from Brian stating he was resigning effective immediately as he got an offer he couldn't refuse. Director Werner conducted additional interviews to fill the Maintenance Supervisor position and subsequently hired Erick Winegardner. Erick brings prior maintenance experience, having previously worked at the State of Ohio and Allen MHA. His first day is today. Director Werner also hired one additional maintenance employee, Tyler VanFossen, who is scheduled to begin work tomorrow.

**6. New Business.**

**A. SEMAP (Section Eight Management Assessment Program)**

The SEMAP Certification was passed out for review. Director Werner gave a brief description of the 14 indicators to explain the Certification. Chairman James Frye called for a motion to approve Resolution

2026-03, SEMAP Certification. Kelli Ward made the motion, seconded by Frank Mariano. All eyes were heard. Motion carried.

**7. Adjournment.**

Motion to adjourn was moved by Frank Mariano and seconded by Vice Chairman Dmitri Williams. All in favor; motion carried. The meeting adjourned at 12:16 p.m.

Submitted by Beth Marchal, Finance Director