

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

March 16, 2026

1. Roll Call.

Vice Chairman Dmitri Williams called the meeting to order. Present upon roll call were Vice Chairman Dmitri Williams, and board members Frank Mariano and Amy Klingler. Vice Chairman James Frye and board member Kelli Ward 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 February 2026 Board Meeting Minutes.

No concerns were voiced. Amy Klingler made a motion to approve the minutes. Frank Mariano seconded the motion. All ayes were heard. The motion carried.

3. Approval of February 2026 Financial Report.

Clarification was provided on two items in the report. Amy Klingler made a motion to approve the Financial Report. Frank Mariano 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 currently 181 Section 8 applications on the waiting list. No vouchers were issued to families as the program is still over-leased. A total of 228 families are receiving Housing Assistance Payments. The VASH program is now fully occupied, with 12 families receiving assistance. Total spending is \$109,476 with a total of 240 vouchers.

Public Housing had two vacancies in February: 1205 #C and 1209 #C at Hilltop. There are currently 79 Public Housing applications on file, and 97% of rents were collected. One eviction was issued and granted this month for a tenant in Jackson Center. There were also two move-outs.

5. Old Business

A. Complex/Maintenance Update

Director Werner reported that signs have been installed at all playground entrances. With the signage now in place, the Hilltop playground will be opening.

The City of Sidney was at Jackson Towers to replace a water meter. During the process it was discovered that the valves would not shut off and were leaking. Director Werner contacted Regal to make the necessary repairs. To bring the system up to code, a main backflow preventer needs to be installed. The estimated cost for the repairs and installation is between \$14,000 to \$15,000.

There was extensive wind damage at Hilltop due to the high winds from the past couple of days. Director Werner has contacted SHARP Insurance and is awaiting a call from the adjuster regarding the next steps. There was also minor damage at 928 N. Buckeye in Sidney and 110 Redbud Circle in Jackson Center.

6. New Business.

A. Procurement Policy

HUD recently published updates to the Procurement Policy thresholds. Micro purchases increased from \$10,000 to \$15,000, and small purchases increased from \$250,000 to \$350,000. Director Werner

recommended updating the Housing Authority's Procurement Policy to remain consistent with these changes. Vice Chairman Dmitri Williams called for a motion to approve Resolution 2026-04, Procurement Policy. Frank Mariano made the motion, seconded by Amy Klingler. All ayes were heard. Motion carried.

B. 2025 Audit

Director Werner informed the Board that the 2025 audit has begun. Kevin Penn will again be conducting the audit this year. Director Werner also reminded board members that they will receive a questionnaire in the mail and asked that it be completed and returned, as it is a requirement for the audit.

7. Adjournment.

Motion to adjourn was moved by Amy Klingler and seconded by Frank Mariano. All in favor; motion carried. The meeting adjourned at 12:21 p.m.