

MINUTES OF THE REGULAR
MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY
OF MICHIGAN CITY, INDIANA, HELD ON
TUESDAY, JANUARY 19, 2010

The Commissioners of the Housing Authority of the City of Michigan City, Indiana held a regular meeting on Tuesday, January 19, 2010 at 4:30 p.m. The meeting was held at the Michigan City Housing Authority, 621 East Michigan Boulevard, Michigan City, Indiana 46360. Chairperson Carla Mock called the regular meeting to order at approximately 4:35 p.m. Commissioners who attended the meeting included Vice Chairperson Ronald Strauss, Commissioner Eddie Wilson, Commissioner William Fine, Commissioner Yolanda Thomas-Davis, and Housing Authority Attorney Michelle Bazin-Johnson. Commissioner Hazel Thomas did not attend this meeting. Public attendees included ALCO TV representative Andre Steele. Housing Authority personnel, who attended the Board meeting, included Executive Director Lenda Wilson, and Executive Secretary Robin Fly.

APPROVAL OF MINUTES:

December 14, 2009

Chairperson Mock called for approval of the Regular Board meeting minutes and resolutions dated December 14, 2009. Vice Chairperson Strauss motioned approval of the minutes and resolutions as presented to the Board with correction duly noted; Commissioner Fine seconded the motion.

CARRIED

APPROVAL OF MANAGEMENT REPORTS:

Chairperson Mock called for approval of management reports as presented to the Board. Vice Chairperson Strauss commented about decrease of vouchers leased each month. Executive Director Wilson stated that the Section 8 Housing Choice Voucher Program occupancy report mentioned that new vouchers are not being issued due to lack of funds.

Chairperson Mock commended all management reports and stated that Family Self Sufficiency (FSS) Coordinator Samara McNeal has done a great job. Executive Director Wilson said that the Housing Authority has public housing residents who will begin to escrow. With no further comments, Commissioner Eddie Wilson motioned approval of management reports month ending December 2009. Vice Chairperson Strauss seconded the motion.

CARRIED

COMMITTEE REPORTS:

OLD BUSINESS:

Update Neighborhood Stabilization Grant

Chairperson Mock called for an update of the Neighborhood Stabilization Grant. Executive Director Wilson said that the proposal went out Friday to the committee. Commissioner Fine informed Board that he is the only commissioner on the Technology Committee since the departure of former Commissioner Eric Overcash. Chairperson Mock said that she would converse with the Director to assign additional commissioner(s) to that committee.

NEW BUSINESS:

Update 4 Replacement Housing Units

Chairperson Mock called for an update of four (4) replacement housing units. She informed the Board that a conference call is planned on Friday with HUD representative and the Executive Director, and that results of the conference call would be presented to the Board at next month's meeting according to Executive Director Wilson.

Update American Reinvestment and Recovery Act

Chairperson Mock called for an update of the American Reinvestment and Recovery Act. She explained to the Board that Executive Director Wilson has not received the information to present to the Board at this time.

Section 3 Policy

Chairperson Mock called for approval of the Section 3 Policy. Vice Chairperson Strauss, President of the Asset Committee, informed the Board that the United States Department of Housing and Urban Development (HUD) has issued regulations that require contractors hired by Housing Authority to include Section 3 clause, which ensures employment and economic opportunities be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing, in every subcontract. With no further discussion, Vice Chairperson Strauss motioned approval of the Section 3 Policy; Commissioner Wilson seconded the motion.

After discussion, Carla Mock introduced the following resolution:

RESOLUTION NUMBER 2010-14

A RESOLUTION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA, TO APPROVE SECTION 3 POLICY REQUIREMENTS BASED ON THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968, AS AMENDED, 12 U.S.C. 1701u (SECTION 3).

The resolution was moved by Vice Chairperson Ronald Strauss and seconded by Commissioner Eddie Wilson.

AYES

Carla Mock
 Ronald Strauss
 Yolanda Thomas-Davis
 Eddie Wilson
 William Fine

NAYS

CARRIED

Commissioner Hazel Thomas did not attend this Board meeting.

Approval of Bills

Auto Owners Insurance – Business Owners

Chairperson Mock called for approval of the Business Owners renewal policy from Auto Owners Insurance as presented by General Insurance Services, Inc. (GIS). Commissioner Wilson of the Asset Committee informed the Board that policy covers Housing Authority machinery and office equipment. With no further discussion, Vice Chairperson Strauss motioned approval of the Auto Owners Insurance Business Owners Renewal Policy in the amount of \$2,449.70; Commissioner Davis seconded the motion.

CARRIED

Auto Owners Insurance – Workers Compensation

Chairperson Mock called for approval for Workers Compensation renewal policy from Auto Owners Insurance as presented by GIS. Vice Chairperson Strauss, President of the Asset Committee, explained to the Board that cost to renew policy is only \$15,260 as compared to last year's cost of approximately \$19,000. He said that decrease in cost has resulted in less worker compensation claims. With no further inquiries, Vice Chairperson Strauss motioned approval of the workers compensation renewal policy for total cost of \$15,192 to include \$68.00 for 2nd injury fee. Commissioner Wilson seconded the motion.

CARRIED

Housing Authority Insurance (HAI) – Section 8 and Property Insurance

Chairperson Mock called for approval of Housing Authority Insurance (HAI). Vice Chairperson Strauss, President of Asset Committee, informed the Board that the policy renewal consists of two parts. The first part has a renewal cost of \$11,555 and second part has a renewal cost of \$37,150. Commissioner Davis asked what the HAI renewal policy for \$11,555 covers. Executive Director Wilson explained to the Board that if the

Housing Authority inspector fails to identify lead in a Section 8 unit, this insurance would provide liability insurance for such negligence. In response to Commissioner Davis' inquiry about the second renewal cost of \$37,150, Executive Director Wilson confirmed that such commercial insurance provides for property coverage. With no further questions, Vice Chairperson Strauss motioned approval of commercial liability insurance involving Section 8 units for a cost of \$11,555 and commercial property insurance for a cost of \$37,150. Commissioner Wilson seconded the motion.

CARRIED

For Your Information

Vice Chairperson Strauss informed Board that the Asset Committee will meet next week to review proposal for replacement of copy equipment for the Housing Authority due to an expired contract.

Chairperson Mock confirmed that the next Board meeting has been rescheduled for Tuesday, February 16, 2010, instead of on Monday, February 15, 2010, the third Monday of every month.

Public Comment

Adjournment

With no other business before the Board, Chairperson Mock adjourned the Board meeting at approximately 4:07 p.m.

Carla Mock, MCHA Chairperson

ATTEST:

Lenda Wilson, MCHA Executive Director

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WHEREAS, the Housing Authority of the City of Michigan City, Indiana is required to ensure that hired contractor comply with Section 3, and

WHEREAS, the purpose of Section 3 requires that employment and economic opportunity generated by the Department of Housing and Urban Development (HUD) in regards to assisted projects be directed toward low- and very low-income persons in particular persons receiving HUD assistance for housing, and

WHEREAS, parties involved in contract with Section 3 are required to comply with HUD's regulations in 24 CFR part 135 which implements Section 3, and

WHEREAS, hired contractor involved in contract with Section 3 agrees to include Section 3 clause within contract between hired contractor and subcontractor(s), and

WHEREAS, hired contractor involved in contract with Section 3 agrees to take appropriate action upon finding that subcontractor is in violation of regulations in 24 CFR Part 135, and

WHEREAS, the contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, and

WHEREAS, noncompliance with HUD regulations in 24 CFR part 135 results in sanctions, termination of this contract for default and debarment or suspension from future HUD assisted contracts, and

WHEREAS, work performed in connection with Section 3 covered in Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to work performed under contract.

NOW THEREFORE BE IT RESOLVED that Board of Commissioners authorized compliance with Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u.

Adopted this 19th day of January 2010.

Resolution moved by: Vice Chairperson Ronald Strauss

Resolution seconded by: Commissioner Eddie Wilson

Carla Mock, MCHA Chairperson

ATTEST: