

MINUTES OF THE REGULAR
MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY
OF MICHIGAN CITY, INDIANA, HELD ON
MONDAY, SEPTEMBER 21, 2015

The Commissioners of the Housing Authority of the City of Michigan City, Indiana held a regular board meeting on Monday, September 21, 2015 at 4:30 p.m. The meeting was held at the Michigan City Housing Authority, 621 East Michigan Boulevard, Michigan City, Indiana 46360 and began at approximately 4:34 p.m. Commissioners who attended the meeting included Chairperson Carla Mock, Vice Chairperson Yolanda Thomas-Davis, Commissioner Virginia Keating, Commissioner William Fine, Commissioner Colleen Babb, and newly appointed Commissioner David McCray. Commissioner Lester Norvell did not attend this meeting. Housing Authority Attorney Nelson Pichardo attended this meeting. Public in attendance included ALCO Representative Andre Steele. Housing Authority personnel attendees included Executive Director Norma Thomas and Recording Secretary Robin Fly.

APPROVAL OF MINUTES:

August 17, 2015

Chairperson Mock called for approval of minutes dated August 17, 2015. Commissioner Keating motioned approval of the minutes as presented to the Board. Vice Chairperson Davis seconded the motion.

CARRIED

INTRODUCTION:

Resignation of Eddie Wilson from the Board of Commissioners

Chairperson Mock informed the Board about receipt of a letter from Mr. Eddie Wilson indicating his official resignation from the Board. She said that the City Mayor has appointed Mr. David McCray as the newly appointed commissioner in attendance at this meeting, and asked that Mr. McCray address any questions to herself or Executive Director Norma Thomas.

APPROVAL OF MANAGEMENT REPORTS:

Chairperson Mock called for approval of the management reports as presented to the Board. In reference to the Occupancy Report Commissioner Keating commended Housing Authority for occupying several vacant units with only 3 vacancies reported at Lakeland Estates. Chairperson Mock said that in regards to the Section 8 Housing Choice Voucher Report, 25 more applicants were successfully issued vouchers from the waiting list. With no further comments, Vice Chairperson Davis motioned approval of the management reports. Commissioner Babb seconded the motion.

CARRIED

COMMITTEE REPORTS:

Teamsters Local Union 135

Chairperson Mock called for discussion of committee reports. Commissioner Keating informed the Board that the Personnel and Policy Committee has met on several occasions, has made much progress and will present more information to the Board after meeting with the union representative(s).

OLD BUSINESS**NEW BUSINESS**

Annual Schedule of Payment Standards and Fair Market Rents

Chairperson Mock called for the approval of the Annual Schedule of Payment Standards and Fair Market Rents (FMR) as issued from HUD. She said that payment standards are in accordance to the number of bedrooms in a unit and that Housing Authority adheres to 90 percent of FMR. With no further discussion, Commissioner Keating motioned to approve the Annual Schedule of Payment Standards and Fair Market Rents effective October 1, 2015. Commissioner Fine seconded the motion.

RESOLUTION NUMBER 2015-24

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE THE ANNUAL SCHEDULE OF PAYMENT STANDARDS AND FAIR MARKET RENTS AS ISSUED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE HOUSING AUTHORITY PAYMENT STANDARD AT 90 PERCENT EFFECTIVE OCTOBER 1, 2015.

AYES

Carla Mock
Yolanda Thomas Davis
Virginia Keating
William Fine
Colleen Babb
Dave McCray

NAYS

CARRIED

Commissioner vLester Norvell did not attend this meeting for a vote.

Water and Energy Savings Plan

Chairperson Mock called for discussion of a water and energy plan. She informed the Board that in the past the Housing Authority was involved in a water and energy saving plan. At this time the Housing Authority is not under such a plan, and according to Chairperson Mock, a water and energy savings plan would assist the Housing Authority in purchasing equipment such as replacement of boilers. She requested that the Asset Management Committee review a water and energy savings plan and bring a recommendation to the Board.

Chairperson Mock said that she asked the water and energy savings plan representative to forward names of other housing authorities who are utilizing a water and energy savings plan. She said the money received from incorporating a water and energy savings plan is incentive money and that the government is planning to cap subsidy monies that the Housing Authority now receives.

Property at 530 Miller Street

Chairperson Mock called for discussion of property located at 530 Miller Street. She explained to the Board in the past Maple City Venture Corporation has asked to purchase 530 Miller Street, and that the same company is again making an offer to purchase this property. She said that the Housing Authority needs to research past events involving this property because the Housing Authority would not allow purchase of the property at that time and at that offer price.

Chairperson Mock asked the Asset Committee to review correspondence by Maple City Venture Corporation for request to purchase 530 Miller Street property. She said that a house was demolished from the property and that the property is vacant. Commissioner Keating suggested that the Housing Authority obtain an appraisal of the property. Chairperson Mock said that she thought that an appraisal was obtained and asked Executive Director Thomas to review the matter.

APPROVAL OF BILLS:

PUBLIC COMMENTS:

Chairperson Mock stated that in reference to Mr. Eddie Wilson's resignation from the Board of Commissioners, Mr. Wilson did a wonderful job for the Housing Authority and also assisted in revising policies.

At that time newly appointed Commissioner David McCray thanked the City Mayor for appointing and entrusting him as an asset to the Board and said that he would like to build a better relationship and better the community which is his goal.

Chairperson Mock said she would revise the committee assignments for the Board to distribute out at the next Board meeting. She asked the commissioners to email her if there is any particular committee that they would like to serve on.

ADJOURNMENT:

Chairperson Mock called for motion to adjourn the meeting. Vice Chairperson Davis motioned to adjourn the meeting. Commissioner Keating seconded the motion. The meeting adjourned approximately at 4:55 p.m.

Carla Mock, Chairperson

Norma Thomas, Executive Director

ATTEST:

RESOLUTION NUMBER 2015-24

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE THE ANNUAL SCHEDULE OF PAYMENT STANDARDS AND FAIR MARKET RENTS AS ISSUED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE HOUSING AUTHORITY PAYMENT STANDARD AT 90 PERCENT EFFECTIVE OCTOBER 1, 2015.

WHEREAS, on an annual basis the United States Department of Housing and Urban Development (HUD) issues an update of its Schedule of Payment Standards and Fair Market Rents (FMR), and

WHEREAS, the Housing Authority of the City of Michigan City will adhere to 90 percent of the 100 percent payment standard of the FMR as referenced in the attached Exhibit A.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Michigan City, Indiana approved the Schedule of Payment Standards and Fair Market Rents effective October 1, 2015 with the Housing Authority enacting a 90% payment standard.

Adopted this 21st day of September 2015.

Resolution moved by: Commissioner Virginia Keating

Resolution seconded by: Commissioner Bill Fine

Carla Mock, MCHA Chairperson

ATTEST