

MORGAN COUNTY HOUSING AUTHORITY
REGULAR MEETING MINUTES
2/8/2024

Mission Statement: To Elevate the standard of safe, decent, and affordable housing throughout Morgan County and enhance the lives of the community members we serve through continued engagement and support.

I. Call to Order

Mary English called to order the regular meeting of the Morgan County Housing Authority at 3:31 p.m.

II. Roll Call

Present: Commissioners-Mary English, Tom Winner, Len Pinney, Rosemary Grace, Jared Hopper

Also present: Melissa Marsh-Executive Director, Chris Elliott- Maintenance Director, Lisa White Race (Bedrock) and Eric Hanson by phone.

III. Approval of the Agenda

Jared Hopper moved to accept the agenda with a 2nd from Tom Winner.
Ayes-5 Nays- 0

IV. Consideration and approval of the January 11, 2024 regular meeting

minutes: Len Pinney moved to accept the minutes from the January 11, 2024 regular meeting with a 2nd from Rosemary Grace. Ayes-5 Nays- 0

V. Public Comment- No public comment

VI. Executive Director Report-

Occupancy was at 99%. Staff is adapting well to the new software. Nicole Robison accepted a new job. We do have a replacement for her and she will be starting at the end of February. Section 8 has 160 vouchers leased up and the waiting list is still closed. The SAC Application for the sale of the 2 MIDD houses has been approved and Eric will be typing up the documents for the sale of the property. Operating Fund subsidy for January- AMP 1-\$30,868, AMP 2-\$38,465, AMP 3- \$32,959. Capital Fund Grant Balances by year- 2022-\$885,741.85 and 2023- \$1,332,871

VII. Finance Report-

VIII. Maintenance Director- 97 work orders completed, 8 apartment refurbs. All of the refrigerators at Turner on the 4th floor have been replaced. The inside of the Chambers St. apartment building has been repainted. Floors 2-5 have been stripped and waxed and the carpet has been cleaned at Beecher on floors 2-11. We were approved through AMEREN to put the mini splits in at Walnut, Clay and VAS and AMEREN will apply for an extension to get the Cottages done also.

IX. Bedrock-

X. Attorney- Draft of the revised employment contract for Melissa and we will look at the actual contract at the next meeting.

XI. Old Business-

- Jared Hopper moved to approve Resolution #986 the approval of the Social Service position job description and salary, 2nd Len Pinney Ayes- 5 Nays- 0

XII. New Business-

- Jared Hopper moved to approve Resolution #987 approval of the PHA Annual Plan, 2nd from Len Pinney. Ayes- 5 Nays- 0
- Jared Hopper moved to approve Resolution #988 approval of the PHA 5 Year Plan, 2nd from Len Pinney. Ayes- 5 Nays- 0

XIII. Comments-

XIV. Adjournment- 4:02 p.m.

Jared Hopper made the motion to adjourn, 2nd Tom Winner
Ayes- 5 Nays- 0

Secretary

Melissa Marsh

Chair

Mary E English