

**MORGAN COUNTY HOUSING AUTHORITY  
REGULAR MEETING MINUTES  
10/12/2023**

**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 3:30 p.m.

**II. Roll Call**

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

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

**III. Approval of the Agenda**

Tom Winner moved to accept the agenda with a 2<sup>nd</sup> from Jared Hopper.

Ayes-5 Nays- 0

**IV. Consideration and approval of the September 14, 2023 regular meeting minutes:**

Rosemary Grace moved to accept the regular meeting minutes with a 2<sup>nd</sup> from Len Pinney. Ayes-5 Nays- 0

**V. Public Comment-** No public comment

**VI. Executive Director Report-**

Occupancy (units in use/occupied)- As of 9/30/2023 is 97%. 15 applications taken for public housing for the month of September. 65 current applicants on the Public Housing waiting list. Section 8 has 163 vouchers leased up. Waiting list is closed for Section 8. Len Pinney was reappointed as Resident Commissioner by the Morgan County Board of Commissioners for a 5-year term ending August 31, 2028. The audit for Public Housing took place the week of 9/18.

Nicole Robison, Joe O'Neal and Jessie Gaines completed a week of Public Housing training. Melissa Marsh, Nicole Cantrell and Dusti Haley completed a week of Section 8 training. A \$1000 donation is being made to the New Directions hot meal program. MCHA is partnering with Early Years again this year for a Fall Festival. MCHA will provide food and bounce houses. Operating Fund subsidy for September- AMP 1-\$31,833.00, AMP 2-\$39,666.50, AMP 3- \$33,988.50. Capital Fund Grant Balances by year- 2022-\$909,891.85 and 2023- \$1,337,052.00

**VII. Finance Report-** Lisa went over the financials and check registers. No questions or concerns.

- VIII. Maintenance Director-** 108 work orders completed, 12 apartment refurbs and 22 HQS inspections, 204 UPCS inspections. Wanted the board to be aware of an issue with the stop boxes and the City. The City doesn't want to go inside and shut off the water so when they break the outside stop then the Housing is responsible for getting it fixed and it is not cheap. Maintenance has repeatedly asked for them to call us to go in the unit and shut these off.
- IX. Bedrock-** currently wrapping up the financials for the auditor.
- X. Attorney-** IAHA will have a board member training that he and Bedrock will be doing November 29 and 30 in Mt Vernon.
- XI. Old Business-** Rosemary and Mary have put together a job description for Family Resource for everyone to look at with a starting salary at \$42,000. Will discuss more at next meeting.
- XII. New Business-**
- XIII. Closed Session-** No closed session
- XIV. Comments-**
- XV. Adjournment- 4:03 p.m.**  
Len Pinney made the motion to adjourn, 2nd Tom Winner.  
Ayes- 5 Nays- 0

Secretary

Melissa Marsh

Chair

Mary E English