

**MORGAN COUNTY HOUSING AUTHORITY
REGULAR MEETING MINUTES
9/8/2022**

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, Len Pinney, Jared Hopper, Rosemary Grace

Also present: Eric Hanson-Attorney, Melissa Marsh-Executive Director, Chris Elliott- Maintenance Director, Lisa White- BHC

III. Approval of the Agenda

Tom Winner made the motion to approve the agenda 2nd from Len Pinney.
Ayes- 5 Nays- 0

IV. Public Comment- David Pennell from Elm City attended the meeting to give his concerns about the MIDD house at 575 Brooklyn. Mr. Pennell does not want to see the house sold due to the individuals who are currently housed there and their need to continue to stay. Mr. Pennell gave the members a letter addressing his concerns. Mary English informed Mr. Pennell that the board would discuss this and get back to him with a plan.

V. Consideration and approval of the August 11, 2022 regular meeting minutes. Tom Winner made the motion to approve the 8/11/22 minutes with a 2nd from Rosemary Grace
Ayes-5 Nays-0

VI. Executive Director Report- Occupancy- 95% end of August. 35 applications total were taken for August. Plumbing project at Beecher is complete. Retirement accounts have been switched over from Equitable to Empower. Last REAC inspection done on 9/2, no score yet. The office will be closed to public on 9/15 at noon and 9/16 all day for administration work. Audit will be done 9/21 and 9/22. Working with the Early Years to have a Fall Family Fun event. Section 8 has 170 vouchers leased and 22 people out looking. Discussion of the Beecher elevator and fire alarm system and getting both replaced/updated.

VII. Finance Report- explanation of the new financial reports. Commissioner Hopper asked if there was a way to monitor tenant charges and if the employees were removing charges. Marsh informed him that there were reports that could be ran and that no one is to be taking off any charges without authorization.

VIII. Maintenance Director- reported on the refurb and work orders. Elliott had pictures of the finished fire unit. Hopper asked about the electrical panels and Elliott informed him that he has 40 panels that need work done on them and has been in touch Zimmer, Scott and Jess electric. We are just waiting for them to be able to get to us.

IX. Bedrock- NA

X. Attorney- NA

XI. Old Business-

Jared Hopper motioned to approve Resolution #960 Disposition/Demolition of Walnut property with a 2nd by Rosemary Grace. Ayes- 5 Nays- 0

Tom Winner motioned to approve Resolution #961 Disposition/Demolition and sale of property with a 2nd by Rosemary Grace Ayes- 5 Nays- 0

XII. New Business-

XIII. Closed Session- Motion to go to executive session by Jared Hopper at 4:04 pm 2nd by Tom Winner Ayes- 5 Nays- 0

Jared Hopper motioned to leave executive session at 4:10 pm 2nd by Rosemary Grace Ayes- 5 Nays- 0

XIV. Comments-

XV. Adjournment- 4:10 p.m.

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

Secretary _____

Chair _____