

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 10th DAY OF APRIL 2020

On this 10th day of April 2020 at 12:00 Noon, the Housing Authority of the City of Nevada, MO met in special session by teleconference due to the COVID 19 Pandemic at 800-977-8002, Access Code 7615775# and at the Nevada Housing Authority, 1117 N. West St., Nevada, MO 64772 as posted.

The meeting was called to order by Chairperson David Heumader

Roll call was taken with the following present:

Commissioners: Linda Barnes, Chrystie Braden, David Heumader and Michael Turnbull

Absent: Deanna Gicante

Also, present: Carol Branham, Executive Director Sarah Haney Nevada Daily Mail

A motion was made by Commissioner Michael Turnbull to approve the agenda as written. Commissioner Linda Barnes seconded the motion. A vote was taken and recorded as follows:

Ayes: Commissioners Chrystie Braden, David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absent: Commissioner Deanna Gicante

PUBLIC PARTICIPATION

NONE

CORRESPONDENCE

NONE

REPORTS

EXECUTIVE DIRECTOR

Consideration was given and discussion held on the written and verbal Executive Director's report.

- 1. Update on COVID 19 in housing programs and recent webinars**
- 2. Public Housing Utilization Rates (8 vacancies in PIC)**
- 3. Section 8 Utilization Rate (45 vouchers under contract)**
- 4. Work Order Summary**
- 5. EnVision Center Application Deadline Extension**
- 6. 2021 Budget Preparation**
- 7. HUD Waiver (Should be released soon.)**
- 8. By-laws (Review for updates)**
- 9. Meals for tenants. (YMCA, Neal Center, Faith Community)**
- 10. Write offs for bad debt. (Showing increase for year-end.)**
- 11. Director complimented staff for their dedication during this challenging time.**

Discussion was held with Commissioners by the Executive Director and questions answered. Motion was made by Commissioner Chrystie Braden to accept the Executive Director's report. The motion was seconded by Commissioner Michael Turnbull. Motion carried.

PRESIDENT

Chairperson David Heumader expressed that he is very proud of the entire staff for their response during this challenging time. The other commissioners affirmed their appreciation for the dedication and work being done during this crisis. Carol Branham thanked the board and said she would convey the message to staff.

FINANCIAL

Consideration was given and discussion held on written financial reports for December 31, 2019, January 31, 2020 and February 29, 2020 from Urlaub & Co. A motion was made by Linda Barnes to accept all three reports. The motion was seconded by Chrystie Barden. Motion carried.

CONSENT AGENDA

A motion was made by Commissioner Chrystie Braden to approve the Consent Agenda which included special meeting minutes of March 20, 2020. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Michael Turnbull, Linda Barnes and Chrystie Braden

Nays: None

Absent: Commissioner Deanna Gicante

UNFINISHED BUSINESS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

Consideration was given, and discussion held on Resolution No. 1077 (Adoption of 2020 HUD Posted Income Limits). A motion was made by Commissioner Michael Turnbull to approve Resolution No. 1077. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes, Chrystie Braden and David Heumader

Nays: None

Absent: Commissioner Deanna Gicante

Consideration was given and discussion held on Resolution No. 1078 (Budget Amendment for 2018 Capital Funds Grant). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 1078 as written. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners Linda Barnes, Chrystie Braden, David Heumader and Michael Turnbull

Nays: None

Absent: Commissioner Deanna Gicante

Consideration was given and discussion was held on Resolution No. 1079 (Approval of Submission of Member Application with Midwest Public Risk). A motion was made by Commissioner Chrystie Braden to approve Resolution No. 1079 as written. The motion was seconded by Commissioner Michael Turnbull. A vote was taken and recorded as follows:

Ayes: Commissioners Chrystie Braden, David Heumader, Michael Turnbull and Linda Barnes

Nays: None

Absent: Deanna Gicante

Consideration was given and discussion held on Resolution No. 1080 (Approval of Agreement with Esterly, Schneider and Associates for Architectural and Engineering Services). A motion as made by Commissioner Chrystie Braden to approve Resolution No. 1080 not to exceed \$4,000 for services repairing unit roof. The motion was seconded by Commissioner Linda Barnes. A vote was taken and recorded as follows:

Ayes: Commissioners David Heumader, Michael Turnbull, Linda Barnes and Chrystie Braden.

Nays: None

Absent: Commissioner Deanna Gicante

EXECUTIVE SESSION

There was no need for an Executive Session.

MISCELLANEOUS MATTERS

The Executive Director did tell the Board that she expects HUD to release a list of waivers soon. She also noted that internet access for tenants is a concern that

she is checking into. She noted that the Nevada Public Library and Fidelity Cable are both providing open hot spots in their parking lots. Commissioner Chrystie Braden informed the group that Crowder College also has an open hot spot for the public at Nvsnet parking lot on the Nevada campus.

Being no further business to come before the board, motion was made by Commissioner Linda Barnes to adjourn, seconded by Commissioner Chrystie Braden. A vote was taken and recorded as follows:

Ayes: Commissioners Michael Turnbull, Linda Barnes, Chrystie Braden and David Heumader

Nays: None

Absent: Commissioner Deanna Gicante

Chairperson David Heumader adjourned the meeting.

The open session adjourned at 12:43 p.m.

DAVID HEUMADER, CHAIRPERSON

/S/ _____

CAROL BRANHAM, EXECUTIVE DIRECTOR/ RECORDING SECRETARY

C E R T I F I C A T I O N

I, Carol Branham, the duly appointed and qualified Acting Secretary of the Housing Authority of the City of Nevada, MO do hereby certify that this is the true and correct copy of the original minutes, of the meeting held on the 10th day of April 2020 as it related to the matters set forth in said extract, and I do further certify that each Resolution adopted at said meeting is on file and of record.

IN TESTIMONY, WHEREOF, I have hereunto set my hand the Seal of Authority this 5th day of May 2020.

/s/ _____

Carol Branham, Executive Director

(SEAL)