

MEXICO HOUSING AUTHORITY

PO Box 484 • 828 Garfield Avenue • Mexico, Missouri 65265 Phone: (573) 581 - 2294 • Fax: (573) 581-6636 • www.mexicoha.com

Board of Commissioners Housing Authority of the City of Mexico, Missouri

TENATIVE AGENDA REGULAR MEETING MHA Administration Office, 828 Garfield Avenue, Mexico, MO 65265 Scheduled for Tuesday, April 17, 2018 at 3:30pm

- 1. Call to order by Chairperson Chris Miller**
- 2. Roll Call by Tammy Dreyer, Executive Director**
- 3. Adoption of Agenda**
- 4. Comments from the Public (limit 3 minutes per person)**
- 5. Approval of Consent Agenda**

Approval of Special meeting minutes for: March 29, 2018
Executive Director's Report:

- a. Financial Reports
- b. Bills Expended
- c. Section 8 Report
- d. Public Housing Report
- e. Contract/Capital Fund/Modernization Projects
- f. Maintenance Reports

- 6. Unfinished Business**

Revision of the By Laws

- 7. New Business:**

- 8. Other Business:**

Copy of the MHA Public Housing Newsletter

- 9. Comments from Commissioner:**

- 10. Adjournment of Open Meeting:**

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.mexicoha.com

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact MHA at (573) 581-2294 press 4 and leave a message, at least one working day prior to the meeting.

MINUTES OF THE SPECIAL MEETING

**OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON March 29, 2018**

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Special Meeting on Tuesday, March 29, 2018 at 9:00 AM at the MHA Administration Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Board Chair Chris Miller presided.

- 1. Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on March 29, 2018 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Board Chair Chris Miller called the meeting to order at 9:07am.
- 2. Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Joyce Jackson
Commissioner Chris Miller
Commissioner Tad Dobyns
Commissioner Rita Jackson
Commissioner Vacancy

Commissioners excused:

Commissioner

Others present:

Executive Director/Secretary	Tammy Dreyer
Finance Manager	Jodie Penn

- 3. Adoption of Agenda**

C Miller requested a motion to adopt the Agenda. Commissioner T Dobyns made a motion and J Jackson second. All commissioners present voted "aye", and Chairperson Chris Miller declared the motion approved.

Yes:	R Jackson, T Dobyns, J Jackson
No:	None
Absent:	None

- 4. Comments from the public:**

None

5. Approval of Consent Agenda(if applicable)

Approval of regular meeting minutes for: February 20, 2018

Chairperson Chris Miller requested a motion to approve the Consent Agenda. A motion was made by Commissioner T Dobyms and seconded by Commissioner R Jackson. All Commissioners present voted “aye” and Chairperson Chris Miller declared the motion carried.

Yes: R Jackson, T Dobyms, J Jackson
No: None
Absent: None

6. Unfinished Business

Reviewed By Laws will make noted revisions to the By Laws up to Section IV.

7. New Business

Board Resolution 2890, Approving Tenant Accounts Receivable Write Off FY 2017/2018

Chairperson Chris Miller called for motion to approve Board Resolution 2890. A motion was made by Commissioner J Jackson and seconded by Commissioner T Dobyms. Upon a roll call vote of the motion, the following vote was recorded:

Yes: T Dobyms, R Jackson, J Jackson
No: None
Absent: None

Board Resolution 2891, Approving/Authorizing FY 2018/2019 Budget

Chairperson Chris Miller called for motion to approve Board Resolution 2891. A motion was made by Commissioner T Dobyms and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

Yes: T Dobyms, R Jackson, J Jackson
No: None
Absent: None

Board Resolution 2892, Approving/Authorizing FY 2017/2018 Revision 1 Budget Revision

Chairperson Chris Miller called for motion to approve Board Resolution 2892. A motion was made by Commissioner T Dobyms and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

Yes: T Dobyms, R Jackson, J Jackson
No: None
Absent: None

8. Other Business:

none

9. Comments from Commissioners:

C Miller wanted to make sure when we go out for RFP for Auditor that we put in the contract that an Auditor is to attend a Board Meeting to review the audit with the BOC.

C Miller also wanted to see if we could get this next year's audit done sooner so the BOC could address any issues prior to HUD's deadline submission.

10. Adjournment of Open Meeting:

Chairperson Chris Miller requested a motion to adjourn the Open meeting on March 29, 2018, Commissioner R Jackson made the motion and Commissioner T Dobyms seconded. The regular session meeting was adjourned at 10:27 am.

ATTEST:

Chris Miller, Chairperson

Tammy Dreyer, Executive Director

Certification of Public Notice

I, Tammy Dreyer, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on March 22, 2018, I posted public notice of the March 29, 2018 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Tammy Dreyer

Public Housing Management Report FY 2017/2018

	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Occupancy Report												
Total Units	201	201	201	201	201	201	201	201	201	201	201	201
Units Occupied End of Month	201	201	201	201	201	201	200	200	200	201	201	200
Waiting List												
1 Bedroom	33	38	40	45	31	32	34	33	35	38	34	31
2 Bedroom	11	17	23	26	13	15	13	10	11	9	9	11
3 Bedroom	8	9	10	13	13	13	11	13	13	12	13	13
4 Bedroom	1	3	3	4	3	3	3	4	3	4	4	5
Handicap	12	14	15	18	13	14	13	15	15	15	13	13
Rental Income												
Rent Charged	35932.85	32783.95	32305.50	28714.00	28,903.00	29560.00	30081.00	32967.10	32072.10	31802.00	31364.15	28243.00
Rent Collected	28556.65	28266.19	31703.70	28660.39	31,048.95	31584.05	29937.40	32894.25	27791.40	29881.00	29865.15	26406.50
Tenants Arrears	7376.20	4517.76	601.80	53.61	-2,145.95	-2024.05	143.60	72.85	4280.70	1921.00	1499.00	1836.50
14-Day Notices	14.00	26.00	17.00	26.00	20.00	14.00	16.00	18.00	16.00	20.00	14.00	11.00
PHAS Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.50%	99.50%	99.50%	100.00%	100.00%	99.00%



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CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

April 2018

Current Modernization Projects

1. We have replaced 81 occupied countertops.
2. Continuing the upgrades on the light fixtures, vanities, faucets and door knobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink
5. We are also replacing unit tile as needed and funds available.

Current Capital Fund

1. The window contract for Garfield was awarded to Robinett Construction.

Current Contracting

1. We have contracted two units out for floors due to increase in vacancies.
2. Exterior paint, gutters, downspouts, and soffit on Lafayette, Singleton, Central, Northside of Trinity, and union have begun. Due to weather we are moving slower than usual.
3. Exterior paint, and the replacement of gutters, downspouts, and soffit on Garfield have begun.

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
3/1/2018 TO 3/31/2018

WORK ORDERS

Received Processed
116 106

Routine Work Received Avg. Completion Time Routine
86 28.839 Hrs.

Emergency Work Received Avg. Completion Time Emergency
0 0.000 Hrs.

All Other Work Received Avg. Completion Time Other
30 48.983 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours: 19
Emergency work orders with completion time over 24 hours: 0

Work Orders called in this month/Outstanding 1st day of next month: 10

W/O #	Work Order Date
134546	03/15/2018
134547	03/15/2018
134586	03/27/2018
134628	03/27/2018
134592	03/28/2018
134593	03/28/2018
134596	03/29/2018
134597	03/29/2018
134635	03/30/2018
134604	03/30/2018

*All completed
Make Ready's*

Work orders completed from prior months: 0
Work orders still outstanding from prior months: 0

(** = Emergency Work Orders over 24 hours old.)

Report Criteria

PHA:
Project:
Starting Date: 3/1/2018
Ending Date: 3/31/2018
Staff Generated Work Orders: False



April 11, 2018

Fifty years ago today -- seven days after the assassination of Dr. Martin Luther King, Jr. -- President Lyndon B. Johnson signed the Fair Housing Act into law, prohibiting discrimination in the sale, rental, or financing of housing based on race, color, religion, gender, disability, familial status or national origin.

In so many ways, the work that local housing agencies take on helps to actualize the promise of the Fair Housing Act. Affordable housing provides access to fair housing. Low-income housing built or preserved in "high opportunity" or emerging neighborhoods provides access to communities that the private market does not often provide. The voucher program offers enormous choice to families across the country. Affordable homeownership programs provide access to the American Dream and to wealth-building opportunities that impact families for generations to come.

Housing agencies still struggle with the legacy of segregation upon which public housing was built, and they have an obligation to affirmatively further fair housing...so there is more work to do. When properly resourced, housing professionals are more equipped to take on these challenges, particularly in the face of opposition. But they are not equipped to take on challenges outside of their control. Zoning rules, transportation challenges, federal underfunding, and unyielding elected officials are, indeed, formidable opponents.

As we reflect today on the work yet to be done, I acknowledge the work that is being done; housing agencies are keeping the promise of Fair Housing alive, in words and in deeds. But they need our continued support to ensure that, as President Johnson said 50 years ago, "...the bell of freedom rings out a little louder."

A handwritten signature in black ink, appearing to read "ATD", written over a horizontal line.

Adrienne Todman
NAHRO CEO