

# 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 Community Building, 828 Garfield Avenue, Mexico, MO 65265 Scheduled for Tuesday, October 20, 2015 at 3:30pm**

- 1. Call to order by Chairperson Rita Jackson**
- 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 regular meeting minutes for: September 15, 2015**
- 6. Approval of Consent Agenda**

None

**7. Executive Director's Report**

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

**8. Unfinished Business:**

None

**9. New Business:**

Board Resolution 2822, Approving the disposition application of 8 Bolivar units

**10. Other Business:**

Copy of the MHA Public Housing Newsletter and Section 8 quarterly Newsletter

**11. 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](http://www.mexicoha.com)

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Jennifer May, Program Assistant at (573) 581-2294, extension 222, at least one working day prior to the meeting.



# MEXICO HOUSING AUTHORITY

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To: MHA Board of Commissioners  
From: Tammy Dreyer, ED  
Date: October 16, 2015  
Re: October 20, 2015 Board Meeting Agendas & Related Materials

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Enclosed are the agenda packets for the MHA Board meeting on Tuesday, October 20, 2015. Included in the packets is the information related to each resolution. Please note the following:

## **Executive Director Reports**

### **Agenda Item Number 7a Finance Report, page 1, 2, 3, 4, 5, 6**

Page 2 and 3 is a summary of reports received from Urlaub, MHA's Fee Accountant. PH operating fund for the current month and year to date is under budget. The places that we have gone over budget will be adjusted at the end of the year. The most important thing is to stay within our overall budgetary money. Page 4 is a summary of both programs funding and occupancy for your information only. Page 5 is a breakdown of the Section 8 budget. Page 6 is the Balance Sheet for all funds – PH (Low Rent), Section 8 and the Local Fund.

### **Agenda Item Number 7b Section 8 Report, page 7**

This is the Housing Choice Voucher Program (Section 8) numbers showing voucher total, HAP total, waitlist total and ports.

### **Agenda Item Number 7c Public Housing Report, page 8**

This the Public Housing Program report showing occupancy, waitlist total per bedroom, rent collections, and termination for money owed totals.

### **Agenda Item Number 7d Contract/Capital Fund/Modernization Projects, page 9**

This is a summary put together so you as a Board Member can stay up to date with the day to day actions of our maintenance team and contractors.

### **Agenda Item Number 7e Maintenance Reports, page 10**

This is a monthly summary of our work orders. This report can keep you up to date on how many work orders are called in and how many are completed by the end of each month.

## **New Business**

### **Agenda Item Number 9**

Page 11

**Resolution 2822** is for MHA Board of Commissioner to approve the disposition application for HUD approval to sell 8 units on Bolivar.

## **Other Business**

Attached is our monthly newsletter.

Attached is a MHA map for your information.

Please contact me if you have any questions or need additional information about any of the items on the meeting agenda. 573.581.2294 ext 251

enclosures

**MINUTES OF THE REGULAR MEETING**  
**OF THE BOARD OF COMMISSIONERS OF**  
**THE HOUSING AUTHORITY OF THE CITY OF MEXICO**  
**HELD ON September 15, 2015**

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, September 15, 2015 at 3:30 PM at the MHA Community Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Board Chair Rita Jackson 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 September 15, 2015 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner & Board Chair Rita Jackson called the meeting to order at 3:32pm.

2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Rita Jackson  
Commissioner Christina Miller  
Commissioner Tad Dobyns  
Commissioner Joella (Jo) Biggs

Commissioners excused:

Commissioner Joyce Jackson absent

Others present:

Executive Director/Secretary

Tammy Dreyer

3. **Adoption of Agenda**

R. Jackson requested a motion to adopt the Agenda for September 15, 2015 for the Regular Meeting of the Mexico Housing Authority. All Commissioners present voted “aye”, and Chairperson Rita Jackson declared the motion approved.

4. **Approval of regular meeting minutes for: July 21, 2015**

Chairperson Rita Jackson called for a motion to approve the minutes from the open meeting of July 21, 2015 with one added correction, that Commissioner Joella Biggs name be removed from present at June 16, 2015 meeting. A motion was made by Commissioner Tad Dobyns and second by Commissioner Joella Biggs. All Commissioners present voted “aye”, and Chairperson Rita Jackson declared the motion approved.

**5. Comments from the public:**

None

**6. Approval of Consent Agenda(if applicable)**

None

**7. Executive Director's Report**

Financial Report

Executive Director presented her report which consisted of Financial Reports from Urlaub. The reports were reviewed and discussed, with no additions or corrections

Section 8

The Section 8 report was reviewed and discussed.

Public Housing

The Public Housing report was reviewed and discussed.

Capital/Contracting Property Projects and Maintenance Reports

The Capital fund projects and maintenance report were reviewed and discussed.

Chairperson Rita Jackson requested a motion to approve the Executive Director's reports. A motion was made by Commissioner Joella Biggs and seconded by Commissioner Chris Miller. All Commissioners present voted "aye" and Chairperson Rita Jackson declared the motion carried.

**8. Unfinished Business**

None

**9. New Business**

Board Resolution 2821 Approving New Office Hours

Chairperson Rita Jackson called for motion to be tabled until December 2015. She advised that she would like to make sure that MHA has properly notified all residents and suggestions and comments have been noted. A motion was made by Commissioner Joella Biggs and seconded by Commissioner Tad Dobyns. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	R. Jackson, C. Miller, T. Dobyns, J. Biggs
No:	None
Absent:	Joyce Jackson

Board Resolution 2819 Approving Special Use Units

Chairperson Rita Jackson called for a motion to approve as presented. A motion was made by Commissioner Tad Dobyns and seconded by Commissioner Chris Miller. Upon a roll call vote of the motion, the following vote was recorded:

Yes: R. Jackson, J. Biggs, C. Miller, T. Dobyms  
No: None  
Absent: J. Jackson

Board Resolution 2820 Approving the CSSR updates to the ACOP

Chairperson Rita Jackson called for a motion to approve as presented. A motion was made by Commissioner Tad Dobyms and seconded by Commissioner Joella Biggs. Upon a roll call vote of the motion, the following vote was recorded:

Yes: R. Jackson, J. Biggs, C. Miller, T. Dobyms  
No: None  
Absent: J. Jackson

**10. Other Business:**

None

**11. Adjournment:**

Chairperson Rita Jackson requested a motion to adjourn the Open meeting, Commissioner Chris Miller made the motion and Commissioner Tad Dobyms seconded. The regular session meeting was adjourned at 4:34pm

ATTEST:

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Rita Jackson, Chairperson

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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 September 11, 2015, I posted public notice of the September 15, 2015 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](http://www.mexicoha.com), copies of the Agenda and Board Packet for review.

Tammy Dreyer

Date

# October 20, 2015 Board Meeting

## Finance Report – September 2015 Results

**Pages 1 & 2** – Detail monthly PH expenses versus budget. Totals from fee accountant summary, with key individual lines provided for informational purposes only. For 6 month FYE2016 results, MHA is running under budgeted expenses by approximately \$91,654 (see bottom of page 2 data report).

**Page 3** – Financial Analysis of Low Rent & Section 8 programs

Key detailed information provided:

- 1) Low Rent – occupancy rate = 99%; with average monthly rent received from tenant for FYE2016 being \$125.94/month.
- 2) Section 8 – units leased first of the month = 129; with average HAP rent payment for FYE2016 being \$370.31/month.

**Page 4** – Income Statement for Section 8 Voucher

- 1) MHA is in a strong position currently for the Section 8 program in regards to funding. Occupancy has recently dropped by 9 units, therefore 15 additional vouchers will be issued in September with 4 newly leased-up units. The suspected lease-up rate from these 15 vouchers will be 7-8 units total.

**Page 5** – Balance Sheet for PH and Section 8 programs

- 1) Current cash/invested assets:
  - PH (Low Rent) = \$1,820,613
  - Section 8 - \$106,192

# Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2015- Sept2015 Results	Apr2015- Sept2015 Budget	Variance Expenses vs. Budget
<b>Operating Income:</b>				
70000	<b>Total Operating Income</b>	769,079	554,511	(214,569)
<b>Operating Expenditures:</b>				
<b><u>Administrative</u></b>				
91100	Administrative Salaries	70,217	82,090	11,873
91500	Employee Benefits - Administrative	34,621	32,390	(2,231)
91200	Auditing Fees	-	2,770	2,770
91300	Management Fees	-	-	0
91900A	Accounting Fees	2,999	3,450	451
91400	Advertising and Marketing	1,326	920	(406)
91600	Office Expenses	10,311	15,000	4,689
91700	Legal Expense	1,264	1,150	(114)
91800	Travel	2,406	5,980	3,574
91900	Other Administrative Costs	6,075	5,750	(325)
91000	<b>Total Administrative</b>	129,219	149,500	20,281
<b><u>Asset Management Fees</u></b>				
92000	<b>Asset Management Fees</b>			
<b><u>Tenant Services</u></b>				
92100	Tenant Services - Salaries			
92300	Employee Benefits - Tenant Services			
92200	Relocation Costs			
92400	Tenant Services-Other	1,019		
92500	<b>Total Tenant Services</b>	1,019	3,000	1,981
<b><u>Utilities</u></b>				
93100	Water	29,658	35,200	5,542
93200	Electricity	6,016	8,770	2,754
93300	Gas	1,128	2,510	1,382
93400	Fuel		-	0
93600	Sewer	36,510	55,460	18,950
93800	Other		-	
93000	<b>Total Utilities</b>	73,312	101,940	28,628

# Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2015- Sept2015 Results	Apr2015- Sept2015 Budget	Variance Expenses vs. Budget
<b>Maintenance</b>				
94100	Labor	66,017	75,770	9,753
94500	Employee Benefits - Maintenance	24,658	43,770	19,112
94200	Maintenance Materials	37,279	30,000	(7,279)
	Maint. Contract:	31,653	40,705	9,052
94300-010	Garbage and Trash Removal Contracts			
94300-020	Heating & Cooling Contracts			
94300-030	Snow Removal Contracts			
94300-040	Elevator Maintenance			
94300-050	Landscape & Grounds Contracts			
94300-060	Unit Turnaround Contract			
94300-070	Electrical Contracts			
94300-080	Plumbing Contracts			
94300-090	Extermination Contracts			
94300-100	Janitorial Contracts			
94300-110	Routine Maintenance Contracts			
94300-120	Other Misc. Contract Costs			
94000	<b>Total Maintenance</b>	159,608	190,245	30,637
<b>Protective Services</b>				
95100	Protective Services - Labor			
95500	Employee Benefits - Protective Services			
95200	Protective Services Contract Costs			
95300	Protective Service Other			
95000	<b>Total Protective Services</b>	-	-	0
<b>Insurance</b>				
96110	Property	27,852	29,500	1,648
96120	General Liability	2,970	2,990	20
96130	Worker's Comp.	5,208	5,520	312
96140	Other Insurance	3,316	3,335	19
96100	<b>Total Insurance Expense</b>	39,346	41,345	1,999
<b>General Expenses</b>				
96200	Other General Expense	32		
96210	Compensated Absences			
96300	Payments In Lieu of Taxes - Accrual	8,937		
96400	Bad Debt-Tenants	1,918		
96800	Severance Expense			
96000	<b>Total General Expenses</b>	10,887	19,015	8,128
96900	<b>Total Operating Expenditures</b>	413,391	505,045	91,654

**Mexico Housing Authority  
Financial Analysis  
09/30/15**

**Low Rent**      **04/30/15**    **05/31/15**    **06/30/15**    **07/31/15**    **08/31/15**    **09/30/15**    **10/31/15**    **11/30/15**    **12/31/15**    **01/31/16**    **02/29/16**    **03/31/16**

**Balance Sheet**

Cash-unrestricted	\$ 773,087.59	\$ 757,735.07	\$ 795,439.44	\$ 793,400.05	\$ 807,014.24	\$ 669,149.12						
Investments - unrestricted	871,497.24	871,497.24	871,497.24	871,844.38	871,844.38	871,844.38						
Tenant accounts receivable	3,281.05	5,534.78	7,068.56	4,546.71	4,931.52	4,206.54						

**Income Statement**

Net tenant rental revenue	29,590.00	27,571.00	27,110.00	26,404.00	25,812.00	26,196.00						
Operating expenses	26,957.71	75,550.51	73,613.97	88,646.79	66,574.80	77,881.32						
Operating income/loss (monthly)	166,996.13	(17,972.17)	16,394.51	(2,333.22)	22,873.64	(95,989.60)						
Operating income/loss (Ytd)	166,996.13	149,023.96	165,418.47	163,085.25	185,958.89	89,969.29						
Units leased	209.00	209.00	208.00	209.00	209.00	208.00						
Occupancy rate	99%	99%	99%	99%	99%	99%						
Average monthly rent	141.58	131.92	130.34	126.33	123.50	125.94						

**Section 8**

**Balance Sheet**

Cash-unrestricted	\$ 76,283.96	\$ 84,596.53	\$ 69,298.49	\$ 84,052.71	\$ 93,513.19	\$ 104,500.97
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**Income Statement**

Housing assistance payments	53,226.00	52,287.00	51,001.00	49,294.28	48,505.00	47,770.00
Operating expenses	2,889.06	4,193.78	3,079.09	11,163.01	3,438.50	4,761.89
Operating income/loss (monthly)	49,065.00	3,898.79	6,399.44	321.21	7,381.93	7,009.29
Operating income/loss (Ytd)	49,065.00	52,963.79	59,363.23	59,684.44	67,066.37	74,075.66
Units leased	143.00	142.00	139.00	134.00	125.00	129.00
Average HAP cost (monthly)	372.21	368.22	366.91	367.87	388.04	370.31

**Mexico Housing Authority**  
**Income Statement-Section 8 Voucher**  
6 Months Ended 9/30/2015

	Administration	HAP	Total
<b>Operating Revenues</b>			
HUD PHA operating grants	\$ 36,727.00	\$ 368,076.77	\$ 404,803.77
Investment income - unrestricted	6.34	0.00	6.34
Fraud recovery	351.50	351.50	703.00
Other revenue	3,581.16	0.00	3,581.16
<b>Total Operating Revenues</b>	<u>40,666.00</u>	<u>368,428.27</u>	<u>409,094.27</u>
<b>Operating Expenses</b>			
Administrative salaries	16,237.70	0.00	16,237.70
Advertising and marketing	7.70	0.00	7.70
Employee benefits - administrative	5,139.27	0.00	5,139.27
Office expenses	968.79	0.00	968.79
Travel	209.26	0.00	209.26
Other admin.	881.15	0.00	881.15
<b>Total Administrative</b>	<u>23,443.87</u>	<u>0.00</u>	<u>23,443.87</u>
Liability insurance	36.60	0.00	36.60
Workmen's compensation	473.66	0.00	473.66
All other insurance	239.40	0.00	239.40
<b>Total Insurance</b>	<u>749.66</u>	<u>0.00</u>	<u>749.66</u>
Housing assistance payments	0.00	302,083.28	302,083.28
HAP portability-in	3,410.00	0.00	3,410.00
<b>Total Housing Assistance Payments</b>	<u>3,410.00</u>	<u>302,083.28</u>	<u>305,493.28</u>
Other general expenses	5,331.80	0.00	5,331.80
<b>Total General Expenses</b>	<u>5,331.80</u>	<u>0.00</u>	<u>5,331.80</u>
<b>Total Operating Expenses</b>	<u>32,935.33</u>	<u>302,083.28</u>	<u>335,018.61</u>
<b>Operating Income (Loss)</b>	<u>7,730.67</u>	<u>66,344.99</u>	<u>74,075.66</u>
<b>Other Financial Items</b>			
Replacement of equipment	0.00	0.00	0.00
Property betterments & additions	0.00	0.00	0.00
<b>Total Other Financial Items</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income (Loss)</b>	<u>\$ 7,730.67</u>	<u>\$ 66,344.99</u>	<u>\$ 74,075.66</u>

**Mexico Housing Authority  
Balance Sheet - Combining  
As of September 30, 2015**

**Assets**

	Low Rent	Section 8	Local Fund	Total
<b>Current Assets</b>				
Cash-unrestricted	\$ 669,149.12	\$ 104,500.97	\$ 6,805.42	\$ 780,455.51
Cash-other restricted	191,782.54	0.00	0.00	191,782.54
Accounts receivable - miscellaneous	149.00	0.00	0.00	149.00
Accounts receivable - tenants (net)	4,195.69	0.00	0.00	4,195.69
Fraud recovery (net)	0.00	739.00	0.00	739.00
Accrued interest receivable	433.81	0.00	0.00	433.81
Investments - unrestricted	871,844.38	0.00	0.00	871,844.38
Prepaid expenses and other assets	34,121.75	952.46	0.00	35,074.21
Inventories (net)	25,307.29	0.00	0.00	25,307.29
Inter program - due from	23,629.62	0.00	0.00	23,629.62
<b>Total Current Assets</b>	<u>1,820,613.20</u>	<u>106,192.43</u>	<u>6,805.42</u>	<u>1,933,611.05</u>
<b>Property and Equipment</b>				
Land	296,148.76	0.00	0.00	296,148.76
Buildings	12,816,357.84	27,883.88	0.00	12,844,241.72
Furniture, equipment and machinery - administration	289,931.60	1,180.00	0.00	291,111.60
Accumulated depreciation	(9,019,039.35)	(13,569.24)	0.00	(9,032,608.59)
Construction in progress	299,161.22	0.00	0.00	299,161.22
<b>Net Property and Equipment</b>	<u>4,682,560.07</u>	<u>15,494.64</u>	<u>0.00</u>	<u>4,698,054.71</u>
<b>Total Assets</b>	<u>\$ 6,503,173.27</u>	<u>\$ 121,687.07</u>	<u>\$ 6,805.42</u>	<u>\$ 6,631,665.76</u>

**Liabilities and Net Position**

<b>Current Liabilities</b>				
Accrued wage/payroll taxes payable	\$ 35.08	\$ 0.00	\$ 0.00	\$ 35.08
Accrued compensated absences - current portion	5,423.78	430.45	0.00	5,854.23
Accounts payable - other government	19,277.36	0.00	0.00	19,277.36
Tenant security deposits	29,836.08	0.00	0.00	29,836.08
Unearned revenue	4,006.30	(966.00)	0.00	3,040.30
Inter program - due to	0.00	17,375.90	6,253.72	23,629.62
<b>Total Current Liabilities</b>	<u>58,578.60</u>	<u>16,840.35</u>	<u>6,253.72</u>	<u>81,672.67</u>
<b>Long-Term Liabilities</b>				
Accrued compensated absences - non-current	1,607.38	118.73	0.00	1,726.11
<b>Total Long-Term Liabilities</b>	<u>1,607.38</u>	<u>118.73</u>	<u>0.00</u>	<u>1,726.11</u>
<b>Total Liabilities</b>	<u>60,185.98</u>	<u>16,959.08</u>	<u>6,253.72</u>	<u>83,398.78</u>
<b>Net Position</b>				
Investment in capital assets	4,412,931.18	15,494.64	0.00	4,428,425.82
Unrestricted	1,602,052.88	15,157.69	0.00	1,617,210.57
Restricted	77,701.81	0.00	0.00	77,701.81
Capital expenditures-contra	309,161.22	0.00	0.00	309,161.22
Net income (loss)	41,140.20	74,075.66	551.70	115,767.56
<b>Total Net Position</b>	<u>6,442,987.29</u>	<u>104,727.99</u>	<u>551.70</u>	<u>6,548,266.98</u>
<b>Total Liabilities and Net Position</b>	<u>\$ 6,503,173.27</u>	<u>\$ 121,687.07</u>	<u>\$ 6,805.42</u>	<u>\$ 6,631,665.76</u>

# Housing Choice Voucher Report FY 2015

	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16
<b>Occupancy Report</b>												
Total Vouchers	151	151	151	151	151	151						
Total Leased Vouchers at first of month	143	142	139	134	133	129						
Total Leased Vouchers end of month			134	133	129	133						
Waiting List	127	133	141	96	91	99						
Average Monthly Funding Eligibility HAP	48,836	48,836	48,826	48,826	48,826	48,826						
Monthly HAP for current month	53,226	52,287	51,001	49,294	48,505	47,770						
Admin Fee Earned	6,252	6,252	6,252	6,252	6,252	6,252						
Admin Fee Expense	3,571	4,876	3,761	11,845	4,121	4,762						
Tenant Protection	8	8	8	8	8	8						
Eligibility per ACC unit month	323.42	323.42	323.42	326.00	326.00	323.42						
Current Average ACC unit	372.21	368.22	366.91	373.00	370.00	370.31						
Port Ins	1.00	1.00	1.00	1.00	1.00	0.00						
Port Outs	0.00	0.00	0.00	0.00	0.00	0.00						

# Public Housing Management Report FY 2015

	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16
<b>Occupancy Report</b>												
Total Units	209	209	209	209	209	209						
Units Occupied End of Month	208	209	208	209	208	209						
<b>Waiting List</b>												
1 Bedroom	28	31	31	21	21	26						
2 Bedroom	22	25	30	19	18	13						
3 Bedroom	9	11	14	8	9	7						
4 Bedroom	13	13	12	7	7	8						
Handicap	11	11	11	8	9	7						
<b>Rental Income</b>												
Rent Charged	29590.00	27291.00	26661.00	25235.00	25,725.00	26169.00						
Rent Collected	27910.60	29333.05	27814.25	28312.55	28,359.50	30837.60						
Tenants Arrears	2676.05	3217.84	4704.41	3077.55	2,634.50	4668.60						
14-Day Notices	27.00	16.00	16.00	36.00	17.00	18.00						
PHAS Occupancy	99.50%	100.00%	99.50%	100.00%	99.50%	100.00%						

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## CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

October 2015

### Current Modernization Projects

1. We are installing countertops as units become vacant for this past month.
2. Continuing the upgrades on the light fixtures, vanities, faucets and door knobs.

### Current Capital Fund

1. Landscaping on Hassen has been completed. We are now trying to grow grass.
2. We approved the bid from Greenhead Construction for the Windows on Wade, the bid amount \$28,000.00.

# Housing Authority of the City of Mexico

## Monthly Report for Housing Authority Board

9/1/2015 TO 9/30/2015

### WORK ORDERS

Received	Processed
180	178

Routine Work Received	Avg. Completion Time Routine
163	14.419 Hrs.
Emergency Work Received	Avg. Completion Time Emergency
10	1.700 Hrs.
All Other Work Received	Avg. Completion Time Other
7	32.319 Hrs.

### PRODUCTION

Routine work orders with completion time over 24 hours:	20
Emergency work orders with completion time over 24 hours:	0

Work Orders called in this month/Outstanding 1st day of next month: 2

W/O #	Work Order Date	Reason Not Complete
127700	09/30/2015	- still working on issue
127702	09/30/2015	- make ready

Work orders completed from prior months: 7

W/O #	Work Order Date	Completion Date
127498	08/28/2015	09/01/2015
127512	08/31/2015	09/01/2015
127511	08/31/2015	09/01/2015
127513	08/31/2015	09/01/2015
127506	08/31/2015	09/01/2015
127510	08/31/2015	09/01/2015
127509	08/31/2015	09/01/2015

Work orders still outstanding from prior months: 0

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

### Report Criteria

PHA:  
 Project:  
 Starting Date: 9/1/2015  
 Ending Date: 9/30/2015  
 Staff Generated Work Orders: False

# MEXICO HOUSING AUTHORITY

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

## Board Resolution

### RESOLUTION NO. 2822

#### RESOLUTION APPROVING DISPOSITION OF 8 UNITS ON BOLIVAR

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funds for the administration and management of public housing program through the Operating Fund, and

WHEREAS, the MHA is seeking approval for the disposal of 607, 609, 613, 615, 701, 703, 707, and 709 Bolivar Street, Mexico, MO 65265, and

WHEREAS, the sale of the above property will allow for MHA to renovate already existing units in MO 010-01, 02, 03 and 04 and/or purchasing existing units to replace the units sold, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 20<sup>th</sup> day of October, 2015, that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the sale of 8 Bolivar Units.

Passed this 20<sup>th</sup> day of October, 2015

\_\_\_\_\_  
Rita Jackson, Chairperson

ATTEST:

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Tammy Dreyer, Board Secretary  
Executive Director, Mexico Housing Authority