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. 2872
RESOLUTION APPROVING COMMUNITY CENTER LEASE UPDATES

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 Community Center lease agreement needed updated to reflect the needs of the Mexico Housing Authority, and

WHEREAS, the lease agreement for the Community Center updates include lease time will be in four hour intervals with additional hour to be purchased, and the deposit for PH residents was raised to hundred dollar and added specific itemized charges for cleaning, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 18th day of July, 2017, that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the Community Center Lease agreement.

Passed this 18th day of July, 2017

_____
Chris Miller, Chairperson

ATTEST:

_____
Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

MEXICO HOUSING AUTHORITY

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Community Center Lease Agreement and Facility Use Policy and Lease Agreement

This lease agreement made and entered into this _____ day of _____, 20_____, by and between The Mexico Housing Authority of the City of Mexico, Missouri ("Lessor") and _____ ("Lessee"). Lessor, for and in consideration of the agreements of Lessee hereafter mentioned, hereby leases to Lessee, the premises located at 828 Garfield, Mexico, MO 65265 and known as the Mexico Housing Authority Community Center. This lease is executed between Mexico Housing Authority, hereinafter referred to as MHA, and lessee listed, hereinafter referred to as Lessee, and becomes effective as of _____, 20___ (date) at _____pm/am and ending time _____pm/am on _____, 201____ (date), for _____ hours. The term of this lease shall be for the specific date and time referred to in this lease only, unless specifically agreed to in writing and approved by MHA personnel. All recognized and responsible organizations and individuals will be granted equal opportunity and fair and equal treatment with respect to granting requests for meeting space. MHA reserves the right to cancel and/or deny rental privileges at any time. The MHA Community Center is a SMOKE FREE, ALCOHOL FREE, DRUG FREE, and VIOLENCE FREE building.

Scope of Use of Premise: To use and occupy the Premises for the purpose(s) of:

_____

And to have non-exclusive use of the common areas, driveways and parking lots of the Premises.

Indemnity: No liability, either expressed or implied, will be incurred by lessor, its agents, servants, and employees, for any injuries to lessee, its agents, servants, employees, assigns, successors, invitees and licensees, or for any damage to property, arising out of the use of the premises, caused by any reason, including the negligence of lessor, its agents, servants, and employees. Lessee hereby releases and agrees to hold Lessor, its agents, servants, and employees, harmless and to indemnify them from and against any and all claims that may be asserted against lessor, its agents, servants, and employees, by lessee, its agents, servants, employees, assigns, successors, invitees and licensees, including, but not limited to, claims based on Lessor's negligence or negligence of its agents, servants, employees, and for attorney's fees. Lessee agrees to obtain insurance and to name lessor as an additional insured under all of its liability policies.

Subletting and Assignment: Lessee may not assign this lease or sublet the Premises without written consent of Lessor.

Rules, Regulations and Laws: Lessee commits to observe and comply with all rules, regulations and laws now in effect or which may be enacted during the term of this lease by any municipal, county, state or federal authorities having jurisdiction over the Premises, and to indemnify Lessor for any damage by violation thereof.

Termination, Extension, and Notice: The parties hereby agree that Lessor and Lessee have the right to terminate this Lease on the giving of at least 24 hour notice to other party. This Lease may be terminated by Lessor in the event of the breach of any of the agreements of Lessee herein contained, in which case Lessee shall pay and discharge all costs and expenses (including reasonable attorneys' fees) incurred by Lessor that shall arise from enforcing the agreements of the Lease.

Statement of Policy: Lessor's Rental Polices are as follow:

The facility is available between the hours of 8 a.m. to 8 p.m., 7 days per week, **excluding holidays** (unless otherwise approved by MHA). The MAXIMUM capacity size of the facility is 100 people. All events are allowed 4 hours per event, unless otherwise approved by MHA staff.

Guidelines/Rules and Regulations:

- ☐ Firearms and weapons of any kind are PROHIBITED.
- ☐ Alcohol and Drugs are PROHIBITED.
- ☐ Smoking is only allowed 25 feet from building.
- ☐ Criminal violence or fighting of any type will not be tolerated.
- ☐ Lessee and guests must adhere to the starting and ending times of the agreement. Reservation time includes time for setup and cleanup, additional time is at $20.00 per hour overage fee for a Mexico Housing tenant, and $40.00 per hour overage fee for the general public or other organizations.
- ☐ Lessee is responsible for the conduct of both participants and spectators and must provide adequate supervision.
- ☐ Lessee must be over the age of 18 and must be present at the event at all times during the rental period stated.
- ☐ Lessee may not sublet or transfer their rights or privileges to any other individual, group, or organization.
- ☐ Lessee agrees that deposit is to be paid in full before reservation date can be confirmed.
- ☐ Lessee agrees not to disturb neighboring tenants and that music and noise levels should be kept to a level for peaceful enjoyment.
- ☐ Lessee agrees to have rental area clean and in respectable condition. This includes the following:
    - Removing all trash and excessive dirt;
    - Sweeping and mopping all floors;
    - Cleaning kitchen countertops and appliances;
    - Removing all food, decorations, and personal items from the center;
    - Must unfold and stack all tables and chairs and place them in the respective racks after event;
    - No crepe paper, nails, tacks, staples, posters, banners, etc. are to be used in the decorating;
    - ABSOLUTELY no tape is to be used on the wall's fixtures, or ceiling. Nothing can be hung from the ceiling. All decorations are to be placed on the floor or tables;
- ☐ Lessee is responsible for all damages to the building, equipment, and outside premises during their event.
- ☐ Lessee agrees to pay for all costs which may be associated with damages or missing equipment that may incur during their event.
- ☐ Lessee is responsible for turning off ALL lights and locking ALL doors.
- ☐ Lessee must provide adequate supervision for any activity involving children or minors.
- ☐ Lessee must not tamper with the security cameras on the Premises.
- ☐ Lessor's Maintenance or Management has the right to come and go as he/she feels fit while the event is going on.

Rental Fees:

Lessee must be in good standing with MHA. MHA reserves the right to deny any person whom is not in good standing with MHA or whom have had past lease problems. MHA has the right to cancel any event at any time.

Organization	Rental Fee	Deposit	Total
MHA Public Housing Tenant	$50.00 for leased period ($20.00 per additional hour)	$100.00	$150.00
MHA Staff or Board Member	Free	Free	Free
Non-profit organizations for benefit of the community	Free	Free	Free
General Public and other organizations	$150.00 for leased period ($40.00 per additional hour)	$100.00	$250.00

Security Deposit:

Security deposits are due and leases must be signed before date can be confirmed. Security deposits will be mailed to the lessee designated on the lease within 30 days from the date the key is returned. Security deposits will not be fully refunded in cases which there are damages and/or the community center is left dirty and not returned back to its original condition. See list of charges below:

Problem	Charge
Trash left in center	$10.00
Counter/table tops dirty	$20.00
Food left in fridge/dirty	$10.00
Floors not swept/spills	$50.00
Lights left on	$50.00
Damages	Prices vary/depends on damage
Any other item deemed unclean by Management	Charge of $25.00 per hour

Inclement Weather:

Paying lessees will be given the right to reschedule their event to a different date and time without paying an additional deposit and rental fee. The approval of the rescheduled event will be based on the availability of the facility and is subject to MHA approval. Lessee's who reserve on a weekly or monthly basis for recurring events, no carryover of funds from month to month will be allowed for events in which are cancelled due to inclement weather.

Key Pickup and Return:

Keys must be returned during the next business day or dropped in drop box immediately after the event. If the key is not returned by the next business day there will be a locksmith charge to change the Community Centers locks. Please see schedule below for specifics:

Day	Pick up Schedule	Return Schedule
Weekday event during business hours	Same day	Same day
Weekday event after business hours	Same day	Next business day
Weekend events	Friday	Monday

Hold Harmless Clause:

Lessee agrees to Hold Harmless, indemnify and defend the Housing Authority, and its Commissioners, Employees, Directors, Officers, Agents, Successors, Representatives, and assigns against any claims or action that may arise during the term of the rental contract/lease and usage of the Community Center and its facilities by Lessee or Invitees or Lessee hereby agree to the rules and regulations of the Mexico Housing Authority's lease agreement and facility policy. I fully accept responsibility for any damages or theft that may occur during my scheduled event and agree to pay Mexico Housing Authority for the costs incurred by these damages. I agree not to hold Mexico Housing Authority or its staff responsible for any personal damages, injury, or accident that may occur during my scheduled event and that any violation of this Lease Agreement is subject to loss of the use of the Center and/or charges for damages. I have read and fully understand the Terms and Conditions of the Lease as is evidenced by my signature.

Lessee's Signature_____Date_____

Community Center Lease Agreement SUMMARY

Name of Lessee_____

Tenant#_____

Address_____

Phone Number_____

Type of Event_____

Rental Date_____

Rental Time_____

Rental Fee_____ Deposit_____ Total_____

Approximate number of People, (not to exceed 100 person capacity)_____

Notes:

_____
_____
_____
_____
_____
_____
_____
_____

For office use only:

Date key picked up:

Key #:

Key returned date:

Paid in full/refund of deposit:

Initials:

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RESOLUTION NO. 2873
RESOLUTION APPROVING A WRITE-OFF
OF TENANT ACCOUNTS RECEIVABLE

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funding for the operation and maintenance of public housing through the Performance Funding System (PFS), and

WHEREAS, delinquent and unpaid rents periodically accumulate in the course of managing the public housing units, and

WHEREAS, the MHA is required to make reasonable efforts to collect delinquent rents, and

WHEREAS, the MHA has entered into appropriate collection activities which include, direct resident contact, garnishment, eviction, and collection referrals, and

WHEREAS, there remains uncollected vacated tenant accounts receivable, and

WHEREAS, the MHA is required to annually write-off delinquent accounts.

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 18th day of July 2017, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners approved/authorized $1973.38 to be written off as bad debt for the FYE 2017/2018, and the accounts forwarded to a collection agent for further action.

Passed this 18th day of July 2017.

_____
Chris Miller, Chairperson

_____
Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

2017/2018

Housing Authority of the City of Mexico

A/R Balance Due Report

Effective Posting Date: Most Current Data

PHA	Prj	Site	Bldg	Unit	Tenant # and Name			Formal	SecDep Cr	General Open Cr	Util Reimb Open Cr	Amount Due	Net Due
1	01			094	16804							295.00	295.00
1	01			133	16816							26.00	26.00
1	01			136	16469							274.00	274.00
1	01			025	~~10012~~								
1	01			149	15040							18.98	18.98
1	01			131	~~11846~~								
1	01			074	16029							30.00	30.00
1	01			015	~~15930~~								
1	01			007	16626							392.00	392.00
1	01			016	16824							125.00	125.00
	PHA: 1		Project: 01		Totals	Count:	10		450.00			2,060.83	2,060.83
1	02			176	16627							438.00	438.00
1	02			201	16182							149.50	149.50
	PHA: 1		Project: 02		Totals	Count:	2					587.50	587.50
1	04			226	14659							210.00	210.00
1	04			254	12978							14.90	14.90
	PHA: 1		Project: 04		Totals	Count:	2					224.90	224.90
			PHA: 1		Totals	Count:	14		450.00			2,873.23	2,873.23
					Grand Totals	Count:	14		450.00			~~2,873.23~~	~~2,873.23~~

$1973 38

Write off Amount

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BOARD RESOLUTION

RESOLUTION NO. 2874
RESOLUTION APPROVING ROOM at the INN LEASE of the COMMUNITY CENTER

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 to promote community self-sufficiency, and

WHEREAS, the Community Center is designed to promote and fulfill a need in this community, and

WHEREAS, the Mexico Housing Authority would like to participate in eliminating Homelessness and we feel this endeavor would be a creative way to take part in helping the community give a helping hand to those in need, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 18th day of July 2017, that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the Leasing to Audrain County Shelter Resource Coalition to allow the Room at the Inn to set up temporary shelter for January 2018 and February 2018.

Passed this 18th day of July, 2017

Chris Miller, Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Audrain County
ACSRC
Shelter Resource Coalition

The Audrain County Shelter Resource Coalition: Room at the Inn

"Caring For Those in Need of Shelter"

Spring 2016 Newsletter

This past winter was a very successful second season for the Room at the Inn. With 22 guests sheltered, and 12 of those guests staying 5 or more nights, it's safe to say that we were busy and glad to be so. The most sheltered in one night was 7! The 66 volunteers that we had were all wonderful and are so appreciated. We truly could not have done it without them.

Your 2016-2017 Board of Directors are...

President: Jay Eicher
Vice President: Jo Ellen Brown
Secretary: Stacey Williams
Treasurer: Marissa Bradford

We would like to give a BIG thank you to last year's President, Tad Dobyns. Your leadership and generosity really kept this organization going. We appreciate you so much!

DID YOU KNOW?

As of May 19th, the number of displaced persons in the state of Missouri has gone up by nearly **a third** since 2007. Consider volunteering at the Room at the Inn to help some of these individuals sleep comfortably during the harsh winter months of Mid-Mo!

Pictured: Jaxon, Teagon, and Crystal

Crystal's Story: Why We Do What We Do

"So much to be thankful for! Single mom of two, moved here to help but things went south. February 1st I was blessed with more than I can ever repay! Cold, scared and confused I was given a new family. My boys called this home. This home is full of love, full of laughs, and a place I thoroughly have discovered myself in. It's more than a misplaced shelter. This family took us in and moved mountains with prayer. Took light on resources. Opened minds to different possibilities. You all are very important. My rock when things were cloudy. Saying thank you doesn't speak enough truth. Saying a "shelter" is an insult. It's home! Calling you a volunteer is not enough compassion. You are family. I'd love to stay and watch you grow. Get a big home, knock out the walls and be the most amazing Family House. No one locally provides even close to what you can. It's been a scary long road but at least I came home every night. I discovered that several things happen here. 1) Nevaeh ~ It's heaven after a hectic backwards day of paperwork and meetings. 2) Faith ~ brought me and my two boys closer than before. Our before life was productive and full. Now we have you, a new family/friends, and a new meaning to belonging"

– Crystal, Teagon, Jaxon and Mr. Pickles

Audrain County Shelter Resource Coalition is officially a **501c3 Non-Profit Organization**, effective October 16th, 2015!

To our generous donors...

Thank you so much for everything. Every guest at the Room at the Inn found every necessity met and then some. It's heartwarming to see this community pull together to make this possible.

Creative Ways to Donate

Trying to think outside the box when donating?... Consider donating old dvd's. We have two televisions at the shelter that are available for our guests to use. Last year they were used in the family room quite a bit for the children. You'd be surprised how much a t.v. can make a place feel like home!

FIND US ON FACEBOOK TO KEEP UP WITH THE LATEST NEWS & INFO!
Search: Audrain County Shelter Resource Coalition

Want to get more involved?

We have meetings on the second Monday of every month that are open to the public.
Our next meeting is: July 11th.
Location: Mexico United Methodist Church

Our organization welcomes anyone to come and share their thoughts or ideas regarding the Room at the Inn.

The Stats:

-Number of guest sheltered: 22

-Number of nights there was at least one stay: 45

-Nights with multiple guests: 34

-Local people sheltered: 14

-Non-local people sheltered: 8

-Average age of guest: 30

-Males sheltered: 14

-Females sheltered: 8

-Children 10 & Under: 4

-12 of the 22 guests stayed 5 or more nights

-Volunteers at the shelter: 66

-Most guests at shelter in one night: 7

Want to volunteer? Here's how!

In order to volunteer, you must go through a training and orientation. This can be taken care of in about an hour and a half. Please email the ACSRC at acsrc.mo@gmail.com to let us know you want to be trained. If you have a group that would like to be trained, we can do that as well. The more the merrier!

MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2875
Approval of Litigation to Recover Operating Subsidy from 2012

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 through the Performance Funding System (PFS), and

WHEREAS, HUD is required to release operating funds to PHA's to expend for the operations and maintenance of housing units and staff, and

WHEREAS, MHAPCI's Board authorized distribution of $1,000.00 to each MHAPCI Member for the litigation process fee, which in response is nonfederal funds to be used for this purpose, and

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Mexico hereby agrees to enter into Litigation to Recover 2012 Operating Subsidy that was held by HUD.

Passed this 18th, day of July, 2017

_____
Chris Miller, Chairperson

ATTEST:

_____
Tammy Dreyer, Board Secretary
Mexico Housing Authority Executive Director

May 5, 2017

RE: Money Damages Owed to Your Housing Authority

Dear Executive Director:

As you may have heard, we achieved a successful outcome in a lawsuit challenging the operating reserve offset that Congress and HUD imposed on your 2012 operating subsidies. In a decision handed down on January 18, 2017, the United States Court of Federal Claims held that the operating reserve offset was a breach of the annual contributions contract.

The Court found that the 2012 appropriation for operating subsidies should have been prorated for all housing authorities. The Court agreed with us that any HA that received operating subsidies that were less than 81.04 percent of its eligibility amount was entitled to money damages equal to the difference. **In this lawsuit, 309 housing authority plaintiffs were awarded a total of over $135 million.**

You are among a large number of HAs who would have been entitled to money damages if you had joined the lawsuit. **The total amount of money damages for you and the other HAs that did not participate in the lawsuit is over $230 million.** All this money will be lost if a second lawsuit is not filed before November 18, 2017, which is the end of the six-year statute of limitations period for bringing breach of contract suits against the United States. Your HA can join in a second lawsuit.

As we did for the first lawsuit, PHADA and NAHRO will administer a second lawsuit in order for HAs, like yours, to obtain the money damages you are entitled to. As with the first lawsuit, we will be using the services of the Washington, D.C. law firm of Coan and Lyons. That law firm developed the strategy that led to a victory in the first lawsuit.

We do not know yet whether HUD will appeal that decision to a higher court. We will let you know as soon as we know. Meanwhile, time is short. If you want to receive money damages, you should obtain board approval to participate in the lawsuit and identify the non-federal funds you will use to pay legal fees as soon as possible. Even if HUD appeals the decision, you will still need to participate in a lawsuit filed before November 18, 2017, if you are ever to receive money damages.

The fee for small HA's (less than 250 units) is $1,000. The fee for HA's with 250 or more units in $3,000. These amounts include a $400 filing fee the court is expected to charge for each plaintiff.

The estimated amount of money damages you are eligible to receive, based on the court decision we won, is $_____.

If you wish to participate in this lawsuit, please so indicate in **a signed letter, showing the full formal name of your agency, the name of a contact person with that person's email address and phone number, and include a check made out to PHADA for the requisite amount**. Send this to PHADA at the above address. **The submission deadline is August 15, 2017.**

If you have questions, please email them to ccoan@coanlyons.com and raykjames@comcast.net.

Sincerely,

MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2876
APPROVING PAY RANGE SCALE

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 through the Operating Fund, and

WHEREAS, the MHA finds it advisable to regulate and set forth standards concerning the proper pay range scale assigned to a corresponding pay grade for entrance rate and maximum rate of determination, and

WHEREAS, the Executive Director will be allowed to assign employees of specialized and classified service to a corresponding pay grade internally based by hire, annual evaluation, promotion, and not to exceed maximum rates from the list approved by the Board of Commissioners, and

WHEREAS, the Executive Director will occasionally receive and report wage rate scale comparisons from DOL to the board of commissioners for revisions, and

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Mexico hereby accepts the revised pay range scale as presented.

Passed this 18th day, of July 2017

_____
Chris Miller, Chairperson

ATTEST:

_____
Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Pay Scale Table
2017

	A	B
1	**Grade 1**	$8.00-$11.00 per hour
2	Grounds/Laborer (temporary)	
3	Receptionist	
4		
5		
6	**Grade 2**	$9.00-$13.00 per hour
7	Maintenance Laborer	
8	Maintenance I	
9		
10		
11	**Grade 3**	$10.00-$15.00 per hour
12	Program Assistant	
13	Maintenance II	
14		
15		
16	**Grade 4**	$12.00-$17.00 per hour
17	Maintenance III	
18	Program Manager	
19	Contracting/Inventory Manager	
20		
21		
22	**Grade 5**	$14.00-$19.00 per hour
23	Maintenance Supervisor	
24		
25		
26	**Grade 6**	$16.00-$21.00
27	Finance Manager	
28	Deputy Director	
29		
30	**Grade 7**	$26.00-Board Approved
31	Executive Director	
32		
33		
34		
35		

MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2877

RESOLUTION APPROVING
Missouri Employers Mutual (MEM) 2017 RENEWAL

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funds for the management and administration of its housing programs, and

WHEREAS, HUD requires all housing authorities to have Workers Compensation and Employers Liability insurance, and MEM is a competitive member of Missouri Housing Authorities and

NOW, THEREFORE BE IT RESOLVED, that at a regular Board meeting of the Board of Commissioners duly called and held on the 18th day of July, 2017, The Board of Commissioners approved /authorized the renewal for MEM in the amount of $8442.00 for the year 2017/2018.

Passed this 18th day of July 2017

Chris Miller, Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Missouri Employers Mutual
P.O. Box 1810, Columbia, MO 65205-1810
1.800.442.0593 www.mem-ins.com

RENEWAL QUOTE MEMO

This renewal quote was electronically delivered to susan.mcnary@mhapci.com on 07/10/2017

Date: 07/10/2017

To: Producer: 1306-1
MHAPCI
173 Chesterfield Business Pkwy
Chesterfield, MO 63005-1233

From: Cheryl Graber
Underwriting Department

Re: Renewal Quote Memo for Account No: 508756
MEM 0508756-13:Housing Authority Of The City Of Mexico

Thank you for allowing us to serve your workers compensation insurance needs during the past year. We have taken this opportunity to review your client's policy, and attached is the renewal quote effective 09/06/2017. We look forward to continuing to provide unmatched safety resources and exceptional claims and customer service and competitive rates and pricing, among other benefits.

This quote:

- contemplates Missouri employees only.
- uses our Standard Rate Tier.
- includes the experience modification of 0.89.
- has a schedule credit/debit of -10.00%.
- includes adjusted payroll estimates which have been revised to factor in an inflation rate.

If renewed, the policy is subject to any changes recommended by our Loss Prevention or Premium Consultation departments and Corvel will be the Dimensions managed care partner on the account.

Renewal Notice - Thirty days prior to the renewal date, the policyholder will receive a Renewal Notice to Pay if there is a balance due. If there is a credit balance or balance of $10 or less, the policyholder will receive a Renewal Credit Acceptance letter that must be signed and returned to our office to accept the renewal offer. The balance will be available on iNet when the notices mail 30 days prior to the renewal.

Coverage will expire if the renewal is not paid or the signed Renewal Credit Acceptance letter is not received in our office prior to the expiration date. Please note the payment plan on this quote may have changed. For more information on our payment plans, visit our website and click Forms, Payment Plans.

Owner/Officer Payroll - Payroll for owners/officers in Missouri is $40,600 with 10 percent of that amount allocated to either 8810-clerical or 8742-outside sales. This applies to sole proprietors, partners, corporate officers and LLC members. The set payroll amount is subject to change annually effective Jan. 1.
You can manage your entire book of business by logging in to iNet at www.mem-ins.com. If you have any questions, please feel free to contact us at 1.800.442.0593 or custsrv@mem-ins.com.

Missouri Employers Mutual
P.O. Box 1810, Columbia, MO 65205-1810
1.800.442.0593 www.mem-ins.com

Renewal No.
55645712

WORKERS COMPENSATION AND EMPLOYERS' LIABILITY RENEWAL QUOTE

Insured:
Housing Authority Of The City Of Mexico
PO Box 484
Mexico, MO 65265-0484

Agency: 1306-1
MHAPCI
173 Chesterfield Business Pkwy
Chesterfield, MO 63005-1233

		Employers Liability:		
Renewal Effective Date:	09/06/2017	Bodily Injury by Accident	$ 500,000	each accident
Anniversary Rating Date:	09/06/2017	Bodily Injury by Disease	$ 500,000	policy limit
Quote Date:	05/30/2017	Bodily Injury by Disease	$ 500,000	each employee

Housing Authority Of The City Of Mexico
Period:09/06/2017 to 09/06/2018

Classifications	Code No.	Premium Basis Total Estimated Annual Remuneration	Rate Per $100 of Remuneration	Estimated Annual Premium
Location 1: 828 Garfield, Mexico MO 65265				
Roofing - All Kinds & Drivers	5551	0	26.98	0.00
Housing Authority & Clerical, Salespersons, Drivers	9033	332,800	2.85	9,485.00

Manual Premium	9,485.00
Increased Employers Liability 0.8%	76.00
Exp. Modifier 0.89	($1,052.00)
Modified Premium	8,509.00
Schedule Rating Credit/Debit -10%	(851.00)
Standard Premium	7,658.00
Expense Constant	240.00
Terrorism Risk Act	67.00
Total Estimated Premium	7,965.00
Missouri SIF Surcharge 6%	459.00
Missouri SIF Expense Constant 6%	14.00
Missouri SIF Terrorism 6%	4.00
Total Premium and Missouri Second Injury	8,442.00

This is a quotation only and is not a binder of insurance or a guarantee of insurability.
The renewal payment must be received prior to the renewal effective date.

Missouri Employers Mutual
P.O. Box 1810, Columbia, MO 65205-1810
1.800.442.0593 www.mem-ins.com

Renewal No.
55645712

WORKERS COMPENSATION AND EMPLOYERS' LIABILITY RENEWAL QUOTE

Insured:
Housing Authority Of The City Of Mexico
PO Box 484
Mexico, MO 65265-0484

Agency: 1306-1
MHAPCI
173 Chesterfield Business Pkwy
Chesterfield, MO 63005-1233

		Employers Liability:		
Renewal Effective Date:	09/06/2017	Bodily Injury by Accident	$ 500,000	each accident
Anniversary Rating Date:	09/06/2017	Bodily Injury by Disease	$ 500,000	policy limit
Quote Date:	05/30/2017	Bodily Injury by Disease	$ 500,000	each employee

Housing Authority Of The City Of Mexico
Period 1: 09/06/2017 to 09/06/2018

Billing Payment Mode: Annual Prepaid

Initial Payment Items

Premium	7,658.00
MO Second Injury Fund	459.00
MO Second Injury Fund EC	14.00
MO Second Injury Fund Terrorism	4.00
Expense Constant	240.00
Terrorism Risk Act	67.00
Total to Remit	**8,442.00**

Automatic EFT Payment Options via Checking or Savings
To save time and money, select to enroll in our new Automatic EFT payment option. Contact Customer Service for assistance.

Changes to payment plan frequency must be completed prior to issuance.
Note: Only policies enrolled in Automatic EFT are eligible for all installment payment options.

Annual Prepaid, One Installment of $8,442.00
Two Installment with 50% Down, $4,348.00
Four Installment with 25% Down, $2,301.00
Six Installment with 15% Down, $1,482.20
Eight Installment with 15% Down, $1,482.20
Nine Installment with 15% Down, $1,482.20
Twelve Installment with 8% Down, $909.04

Amount to remit may include collateral transfer

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Missouri Employers Mutual
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Quote Date:	05/30/2017	Bodily Injury by Disease	$ 500,000	each employee

Housing Authority Of The City Of Mexico
Period 1: 09/06/2017 to 09/06/2018

Schedule Rating Details

Management	-10.00%
Total Schedule Rating	**-10.00%**

This is a quotation only and is not a binder of insurance or a guarantee of insurability.
The renewal payment must be received prior to the renewal effective date.

U.S. Department of Housing and Urban Development

St. Louis Field Office
Robert A. Young Federal Building
1222 Spruce Street - 3rd Floor
St. Louis, Missouri 63103-2836

June 14, 2017

Ms. Tammy Dreyer
Executive Director
Executive Director
Housing Authority of
The City of Mexico
P.O. Box 484
Mexico, MO 65265-0484

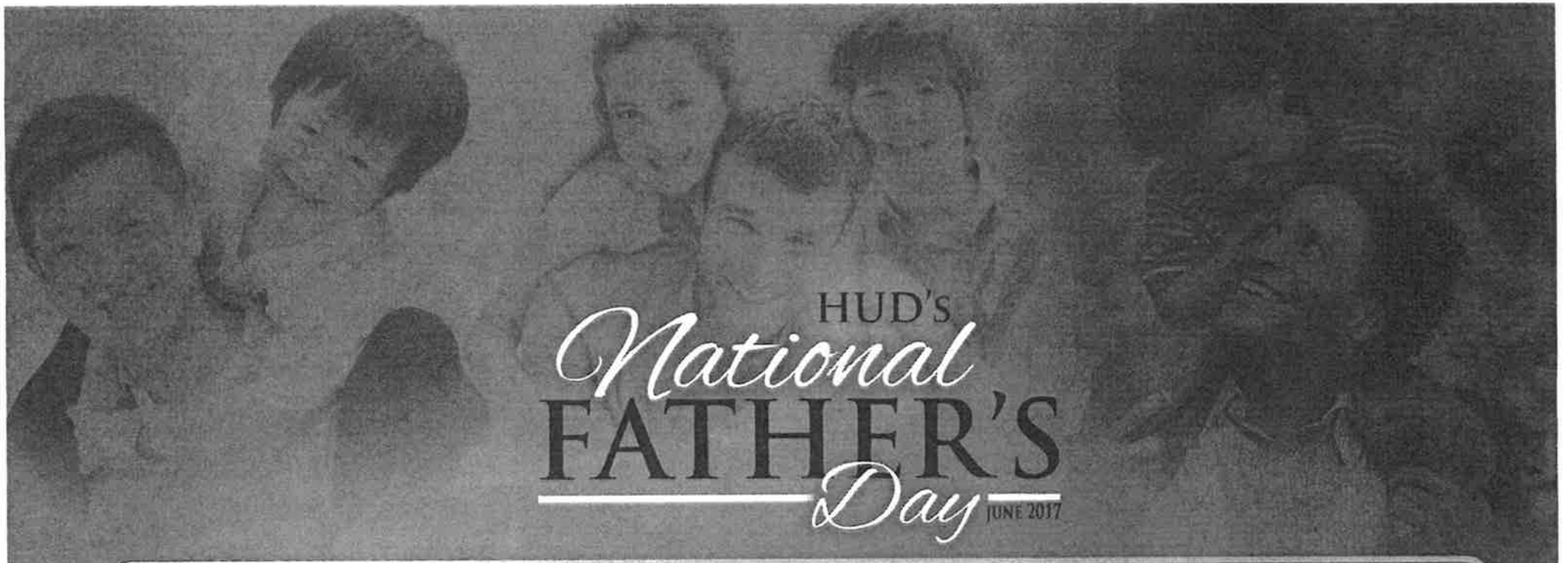
Dear Ms. Dreyer:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the City of Mexico Public Housing Authority (PHA). We appreciate your time and attention to the SEMAP assessment process. SEMAP enables the Department of Housing and Urban Development (HUD) to better manage the Section 8 tenant-based program by identifying Public Housing Agency's capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The Housing Agency's final SEMAP score for the fiscal year ended March 31, 2017 is **96 percent**. The following are your scores on each indicator:

Indicator #	Indicator	Points
1	Selection from Waiting List	15
2	Reasonable Rent	20
3	Determination of Adjusted Income	20
4	Utility Allowance Schedule	5
5	HQS Quality Control	5
6	HQS Enforcement	10
7	Expanding Housing Opportunities	N/A
8	Payment Standards	5
9	Timely Annual Reexaminations	10
10	Correct Tenant Rent Calculations	5
11	Pre-Contract HQS Inspections	5
12	Annual HQS Inspections	10
13	Lease-Up	15
14	Family Self-Sufficiency	NA
15	Deconcentration Bonus	0
	TOTAL SCORE	**96%**

Your overall performance rating is **HIGH.**



HUD's National FATHER'S Day

JUNE 2017

For all Fathers or male role models, and their children! Come join us for a Basketball theme game day! Games, prizes, food and fun! Community Agencies present will be the Help Center, CMCA, Show Me Healthy Relationships, Missouri Job Center

June 30, 2017
10:00 am - 2:00 pm

Mexico Housing Authority Community Center
828 Garfield Avenue, Mexico, MO

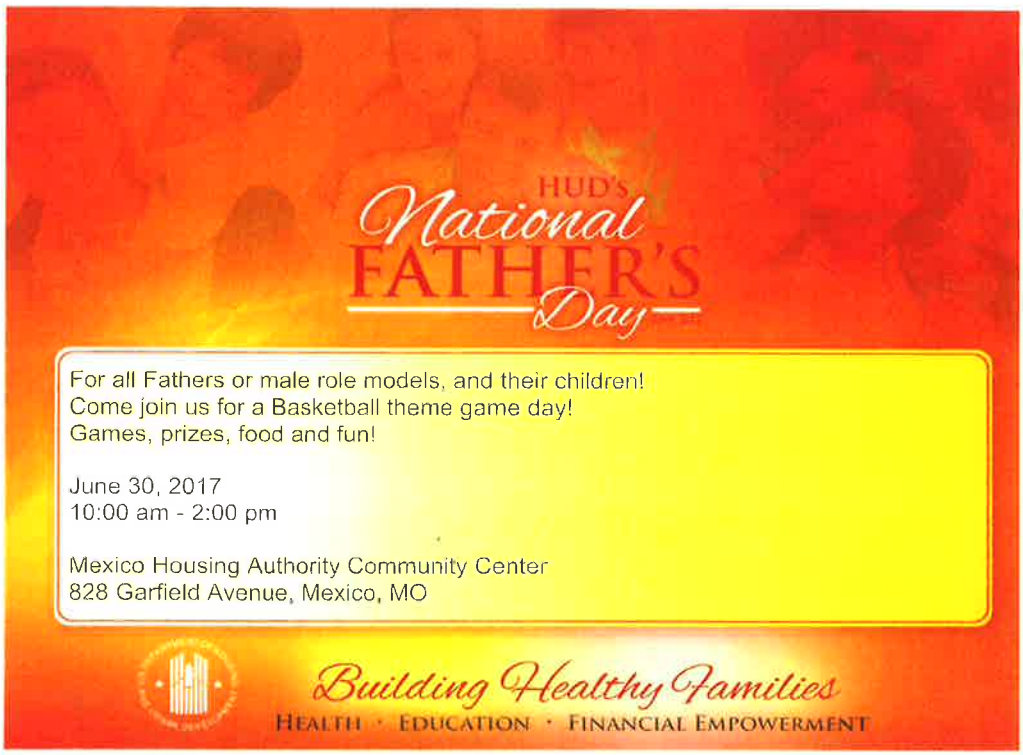
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Building Healthy Families

HEALTH · EDUCATION · FINANCIAL EMPOWERMENT

JULY 2017 NEWSLETTER

Mexico Housing Authority, 828 Garfield Avenue, Mexico, MO 65265 www.mexicoha.com



Our mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

Guardian Pest Control

and management will be in your unit once each month to spray for pests. Please make sure screen doors are unlocked and pets are secured.

2nd Friday of each month:

Trinity, Garfield, Seminary, Central, Tyronn Lue, Union, Calhoun, Bolivar

4th Friday of each month:

MacFarlane, Fieldcrest, Missouri, Wade, Liberty, Breckenridge, Singleton, Buchanan, Hassen, Boulevard, Holt, Lafayette

JULY DATES TO REMEMBER

Monday and Tuesday, July 3-4—MHA closed for Independence Day

Friday, July 7—front office closed for Administrative Work Day

Are you ready?

MHA Solar "Sun-daes" Party

Mark your calendars for this fun event on Monday, August 21, 2017!

Residents and staff will be provided with solar eclipse eye wear, ice cream sun-daes, and 90-seconds of fun. Be sure to mark your calendar now as this is a once in a lifetime natural event. More information will follow in the next newsletter.

Did you know.....

The **Mexico Senior Center**, 606 Park Street in Mexico, was established in the late 1970's and is currently operated for the improvement of health for all seniors. Nutritious meals are provided to our senior population, both in our dining hall and home delivered meals. The mission is to enhance the lives of Audrain County senior citizens. The staff plans to aid seniors in developing activity options, provide meals, and to help seniors maintain their independence as long as possible. Provided is information and referral, socialization, educational and recreational activities for adults 60 years of age or older and their spouses, regardless of their age. There are no charges for the services provided, however donations are requested; but no senior is ever refused for lack of funds. Stop by & check out the fun activities going on every week day!

MHA is a smoke-free property.

Thank your for your assistance.

Changes to MHA Office Procedures and Hours:

Have you noticed some changes? Here is a summary of the things you should note:

- Our new offices hours are Mon-Fri 8AM to 4:30PM.
- Visits with a staff member are BY APPOINTMENT ONLY. Please call or email the office to schedule your needed appointment. See our website for all staff contact information.
- We have set up a Resource Room available during regular business hours for your use. Two computers are available for you to access the internet, fill out job applications, or print required information. There is also a copy machine available to copy information required by MHA. It is not for personal use otherwise.
- For your information: we have moved to an ON-LINE HOUSING APPLICATION software. No paper housing applications will be accepted in the future. Go to our website to find the link to the on-line application.

COMMUNITY FIRE-WORKS DISPLAY

GARFIELD PARK

SATURDAY, JULY 1ST

DUSK

SPONSORED BY:

Cleveland Cavaliers Head Coach and Mexico Native Tyronn Lue

SUMMER REMINDERS.....

1. Trash cans must be kept on your back porch at all times other than trash day.
2. Resident policy states no BBQ grills, no swimming pools, no fire rings, no basketball goals are allowed on MHA property.
3. Pets must be registered with the MHA office and all shots must be up-to-date.
4. Children are NOT ALLOWED to climb on fences, mailboxes, etc. If damage occurs to any MHA property as a result of your children, fees will be added to your account.
5. Please keep lawns clear of toys, bicycles, pet equipment, etc. for the mowing crew.
6. If you feel your maintenance repairs were not adequately resolved, please remember to call back & place a new work order.

July 4th word search

J	O	X	U	Z	T	Y	Q	V	G	X	F	Z	J	B	V	L	J	E	J
K	G	Q	X	H	D	A	J	Q	L	T	Q	X	S	A	W	L	P	C	U
D	U	I	G	N	I	D	N	U	O	F	R	W	R	Q	G	X	S	J	W
Y	F	N	M	E	J	E	Y	I	A	P	K	K	I	P	R	X	L	T	A
T	L	I	I	U	A	C	A	T	A	T	F	E	M	V	N	Y	J	G	S
Y	P	C	R	T	M	N	H	C	T	K	J	I	U	A	N	J	D	Z	G
J	B	M	O	D	E	E	R	F	I	U	L	J	T	O	B	J	M	U	U
I	N	A	K	Y	R	D	Q	I	Y	T	G	I	S	I	Q	Z	L	Y	W
U	F	R	R	S	I	N	S	F	X	C	O	B	N	H	Y	E	K	A	S
W	J	F	H	H	C	E	N	T	E	N	N	I	A	L	V	V	S	D	P
D	E	L	G	N	A	P	S	R	A	T	S	K	R	O	W	E	R	I	F
P	A	B	S	T	N	E	F	L	X	T	K	F	E	T	L	K	N	L	H
L	G	T	S	O	P	D	A	L	I	B	E	R	T	Y	A	B	X	O	I
Q	P	Q	P	I	C	N	I	C	M	F	T	S	E	P	O	P	N	H	I
K	U	U	R	L	T	I	A	J	C	U	S	M	V	H	W	O	P	O	L
O	C	T	Q	H	Q	W	V	X	H	Q	K	Z	I	I	R	E	A	Q	D
J	S	M	E	H	F	H	S	I	C	Q	U	Z	T	Y	F	W	P	V	Q
V	Q	M	G	U	Z	D	C	U	C	S	F	N	S	P	G	Y	J	J	N
X	N	W	I	N	U	H	R	B	W	B	M	N	E	S	B	K	J	U	E
B	M	E	X	H	R	J	K	Z	D	N	P	S	F	I	C	R	G	Z	Q

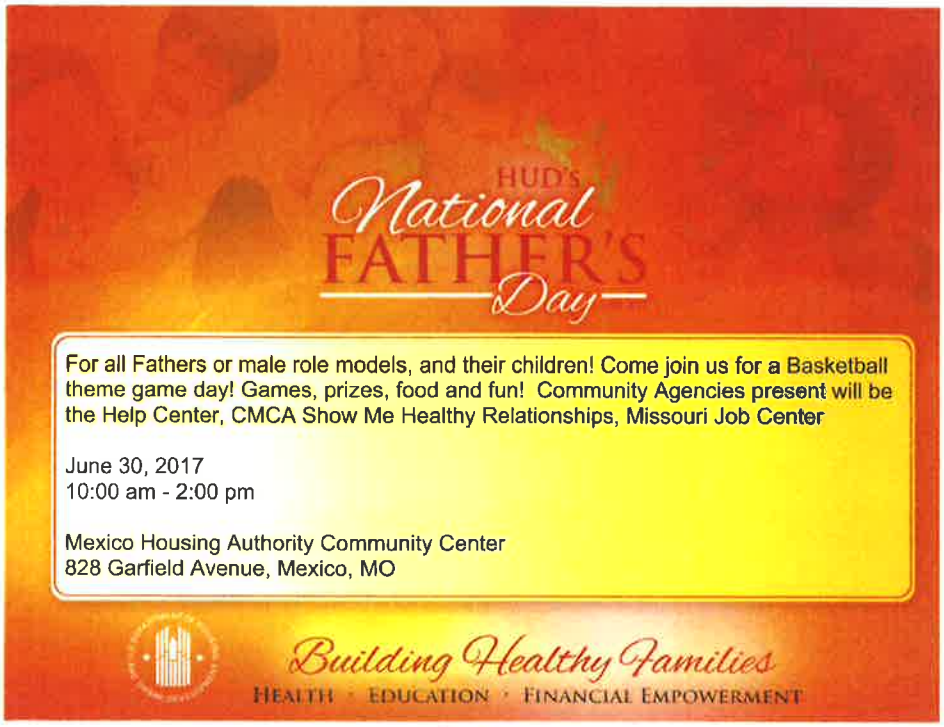
words to find

AMERICAN
FATHERS
FOUNDING
HONOR
NATIONAL ANTHEM
STARS
UNITED STATES
CENTENNIAL
FESTIVE
FREEDOM
INDEPENDENCE DAY
PATRIOTIC
STRIPES
VETERANS
CIVIC
FIREWORKS
HOLIDAY
LIBERTY
PICNIC
STAR SPANGLED

by Amy Mascott of teachmama.com for Scholastic

SECTION 8 NEWSLETTER

July-August-September 2017 Mexico Housing Authority, 828 Garfield Avenue, Mexico, MO 65265 www.mexicoha.com



Our mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

DATES TO REMEMBER

Monday and Tuesday, July 3-4—MHA closed for Independence Day

Friday, July 7—front office closed for Administrative Work Day

Friday—August 4—front office closed for Administrative work Day

Monday, August 21—MHA Solar "Sun-daes" Party

Monday, September 4—MHA closed for Labor Day holiday

Friday, September 8—front office closed for Administrative Work Day

Are you ready?

MHA Solar "Sun-daes" Party

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COMMUNITY FIRE-WORKS DISPLAY

GARFIELD PARK

SATURDAY, JULY 1ST

DUSK

SPONSORED BY:

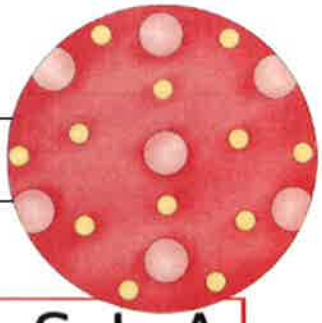
Cleveland Cavaliers Head Coach and Mexico Native Tyronn Lue

PROGRAM REMINDERS.....

1. The HAP contract provides rental payment assistance from HUD via Mexico Housing Authority. If you have problems with a resident or with a landlord, those are not normally problems that can be solved by MHA. You will need to work together as a landlord and resident towards that conclusion.
2. Residents must follow all City of Mexico codes concerning yard maintenance, pets, trash, vehicles, etc. MHA does not get involved in these areas.
3. If you have problems with your dwelling, please contact your landlord for resolution. MHA will inspect if there is an emergency issue that is not being addressed. Otherwise it is the landlord's responsibility to keep their property maintained in accordance with HUD guidelines.
4. Any time a rent adjustment is needed, be sure to bring employment verification to our office for timely processing.

Summertime Fun!

Search horizontally, vertically and diagonally for all of the words.



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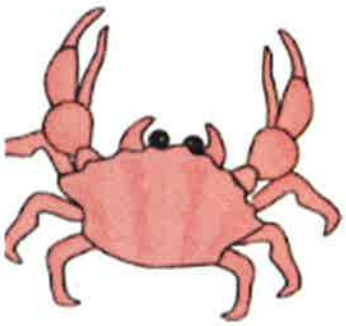
S	K	U	R	I	C	E	C	R	E	A	M	B	R
B	E	G	N	I	K	I	H	D	L	U	E	R	C
A	A	L	S	V	G	N	I	P	M	A	C	S	W
R	B	H	C	B	A	R	B	E	C	U	E	A	S
E	F	L	S	I	E	C	M	H	E	I	T	T	L
F	D	L	C	K	S	E	A	S	H	E	L	L	S
E	G	A	I	I	F	P	S	T	R	E	I	E	U
E	N	B	N	P	H	M	O	M	I	R	R	R	N
T	I	E	C	O	F	O	E	P	G	O	M	E	B
T	H	S	I	I	M	L	T	C	M	C	N	M	U
B	S	A	P	S	O	E	O	S	A	O	I	M	R
R	I	B	S	N	F	N	L	P	L	W	N	U	N
B	F	O	V	N	E	E	R	C	S	N	U	S	E

fun
grill
seashells
vbs
sunscreen
vacation
barefeet

summer
barbecue
ice cream
picnics
s'mores
popsicles
fireworks

hot
swim
lemonade
bike rides
camping
baseball
watermelon

flip flops
beach
smoothies
sunburn
hiking
fishing



AUGUST 2017 NEWSLETTER

Mexico Housing Authority, 828 Garfield Avenue, Mexico, MO 65265 www.mexicoha.com

Our mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

MHA Solar "Sun-daes" Party

Monday, August 21, 2017

Residents and staff will be provided with solar eclipse eye wear, ice cream sun-daes, and 90-seconds of fun. Come to 828 Garfield Avenue beginning at noon for all the festivities!

DON'T MISS OUT ON THIS AWESOME NATURAL EVENT!!

Are you ready?