



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

AGENDA Regular MEETING
at
Garfield Community Center,
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Tuesday, July 20, 2021, at 2:00pm

1. **Call to order** by Chairperson
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.**

Approval of Board Meeting minutes from June 15, 2021.

6. **Executive Director's Report:**
 - a. Financials
 - b. S8/PH Report
 - c. S8/PH Waitlist
 - d. Contract/Capital Fund/Modernization Projects
 - e. Maintenance Reports

7. **Unfinished Business.**

8. **New Business.**

Resolution 2951 Tenant Accounts Receivable Write Off FYE 2022

Resolution 2952 Acceptance of Annual Audit FYE 2020

Resolution 2953 Revised Personnel Policy 2021 Adding Juneteenth as a Federal
Holiday

9. **Other Business.**

10. Adjournment.

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 3 and leave a message, at least one working day prior to the meeting.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON June 15, 2021

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, June 15, 2021 at 2:00 PM at Garfield Community Center. Commissioner 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 June 15, 2021. Commissioner R Jackson called the meeting to order at 2:31pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyns
Commissioner Rita Jackson
Commissioner Martin Keller
Commissioner Sandy Lecoque

Commissioners excused:

Others present:

Executive Director/Secretary	Tammy Dreyer
Finance Manager	Dawn Mahaney
Contract Manager	Josh Hinten
Program Manager	Brandi Williams

3. Adoption of Agenda

R Jackson requested a motion to adopt the Agenda. Commissioner T Dobyns made a motion and S Lecoque second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes:	M Keller, S Lecoque, T Dobyns
No:	None
Absent:	None

4. Comments from the public:

None

5. Approval of Meeting Minutes

R Jackson requested a motion to approve Meeting Minutes for April 20, 2021. Commissioner M Keller made a motion and S Lecoque second. All commissioners present voted “aye” and Commissioner R Jackson declared the motion approved.

6. Executive Director’s Report

T Dreyer started by passing around the summary sheets from the monthly financials for May 2021. She summarized the reports verbally. B Williams gave her report on the PH occupancy numbers of 100% and that we were at 140 active vouchers. J Hinten gave the contracts update and stated that due to all the turnover he has not finished updating the inventory list in the software system but will continue to work on it as needed.

R Jackson requested a motion to accept the Executive Director Report. Commissioner T Dobyms made a motion and S Lecoque second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyms, M Keller, S Lecoque
No: None
Absent: None

7. Unfinished Business

None

8. New Business

Resolution 2949 Senior Center Lease 2021

S Lecoque made motion and M Keller second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: S Lecoque, M Keller
No: None
Absent: None
Abstained T Dobyms

Resolution 2950 Final Acceptance Cares Act Funds for PH

M Keller made motion and T Dobyms second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyms, S Lecoque, M Keller
No: None
Absent: None

9. Other Business:

Approval of Contract 2021-03 Concrete Replacement Administration Building using reserve funds.

R Jackson requested a motion to approve the contract using reserve funds. Commissioner T Dobyns made a motion and S Lecoque second. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

10. Adjournment of Open Meeting:

Commissioner R Jackson requested a motion to adjourn the Open meeting on June 15, 2021, Commissioner M Keller made a motion and Commissioner S Lecoque seconded. The open session meeting was adjourned at 2:37pm

ATTEST:

Rita Jackson Board Chair

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 June 10, 2021, I posted public notice of the June 15, 2021 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

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 3 Months Ended 6/30/2021

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 37,624.00	\$ 110,493.00	\$ 397,920.00	\$ 287,427.00
Tenant revenue - other	3,649.00	9,024.74	17,400.00	8,375.26
HUD PHA operating grants	86,704.50	231,401.00	858,735.00	627,334.00
Investment income - unrestricted	106.24	234.43	22,240.00	22,005.57
Other revenue	755.54	1,066.62	8,270.00	7,203.38
Gain or loss on disposition of capital assets	1,000.00	6,000.00	0.00	(6,000.00)
Total Operating Revenues	<u>129,839.28</u>	<u>358,219.79</u>	<u>1,304,565.00</u>	<u>946,345.21</u>
Operating Expenses				
Administrative salaries	12,551.80	35,098.97	162,130.00	127,031.03
Auditing fees	0.00	0.00	5,740.00	5,740.00
Advertising and marketing	215.00	215.00	410.00	195.00
Employee benefits - administrative	6,226.35	19,134.85	68,400.00	49,265.15
Office expenses	2,085.90	5,835.33	25,010.00	19,174.67
Legal expenses	800.00	800.00	8,200.00	7,400.00
Travel	918.92	1,319.08	4,510.00	3,190.92
Other admin.	2,489.18	3,207.99	20,560.00	17,352.01
Total Administrative	<u>25,287.15</u>	<u>65,611.22</u>	<u>294,960.00</u>	<u>229,348.78</u>
Tenant services - other	377.57	842.17	5,030.00	4,187.83
Total Tenant Services	<u>377.57</u>	<u>842.17</u>	<u>5,030.00</u>	<u>4,187.83</u>
Water	1,483.76	12,813.68	76,980.00	64,166.32
Electricity	1,843.65	3,521.14	17,550.00	14,028.86
Gas	197.33	484.63	1,940.00	1,455.37
Sewer	7,335.52	14,650.55	99,850.00	85,199.45
Total Utilities	<u>10,860.26</u>	<u>31,470.00</u>	<u>196,320.00</u>	<u>164,850.00</u>
Maintenance labor	8,757.77	24,485.28	116,230.00	91,744.72
Maintenance materials	6,250.14	27,822.82	150,000.00	122,177.18
Maintenance contracts	6,320.97	14,853.05	114,380.00	99,526.95
Employee benefits - maintenance	4,046.39	11,352.06	51,870.00	40,517.94
Total Maintenance	<u>25,375.27</u>	<u>78,513.21</u>	<u>432,480.00</u>	<u>353,966.79</u>
Property insurance	5,974.13	17,922.39	71,690.00	53,767.61
Liability insurance	527.28	1,581.84	5,260.00	3,678.16
Workmen's compensation	796.87	2,390.61	9,800.00	7,409.39
All other insurance	609.15	1,827.45	6,430.00	4,602.55
Total Insurance	<u>7,907.43</u>	<u>23,722.29</u>	<u>93,180.00</u>	<u>69,457.71</u>
Protective services - other contract costs	156.00	318.00	1,500.00	1,182.00
Total Protective Services	<u>156.00</u>	<u>318.00</u>	<u>1,500.00</u>	<u>1,182.00</u>
Compensated absences	0.00	0.00	13,850.00	13,850.00
Payments in lieu of taxes	0.00	0.00	20,160.00	20,160.00
Bad debt - tenant rents	0.00	0.00	10,000.00	10,000.00
Total General Expenses	<u>0.00</u>	<u>0.00</u>	<u>44,010.00</u>	<u>44,010.00</u>
Total Operating Expenses	<u>69,963.68</u>	<u>200,476.89</u>	<u>1,067,480.00</u>	<u>867,003.11</u>
Operating Income (Loss)	<u>59,875.60</u>	<u>157,742.90</u>	<u>237,085.00</u>	<u>79,342.10</u>
Other Financial Items				
Extraordinary maintenance	0.00	1,392.00	50,000.00	48,608.00
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	65,941.60	77,645.60	60,000.00	(17,645.60)
Property betterments & additions	6,450.00	12,800.00	380,000.00	367,200.00
Total Other Financial Items	<u>72,391.60</u>	<u>91,837.60</u>	<u>490,000.00</u>	<u>398,162.40</u>

Urlaub & Co., PLLC
See Accountant's Compilation Report

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 3 Months Ended 6/30/2021

	Current Month	Year to Date	Budget	Variance
Net Income (Loss)	<u>\$ (12,516.00)</u>	<u>\$ 65,905.30</u>	<u>\$ (252,915.00)</u>	<u>\$ (318,820.30)</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher
1 Month and 3 Months Ended 6/30/2021

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
HUD PHA operating grants	\$ 51,721.00	\$ 159,147.00	\$ 82,673.00	\$ (76,474.00)
Investment income - unrestricted	1.13	3.67	1,000.00	996.33
Other revenue	2,700.84	3,225.62	5,320.00	2,094.38
Total Operating Revenues	<u>54,422.97</u>	<u>162,376.29</u>	<u>88,993.00</u>	<u>(73,383.29)</u>
Operating Expenses				
Administrative salaries	4,611.50	13,105.79	60,460.00	47,354.21
Auditing fees	0.00	0.00	1,260.00	1,260.00
Advertising and marketing	0.00	0.00	90.00	90.00
Employee benefits - administrative	2,446.52	7,347.88	31,550.00	24,202.12
Office expenses	448.88	1,253.48	5,490.00	4,236.52
Legal expenses	0.00	0.00	1,800.00	1,800.00
Travel	201.71	289.55	990.00	700.45
Other admin.	650.71	754.34	5,060.00	4,305.66
Total Administrative	<u>8,359.32</u>	<u>22,751.04</u>	<u>106,700.00</u>	<u>83,948.96</u>
Maintenance materials	19.01	19.01	0.00	(19.01)
Total Maintenance	<u>19.01</u>	<u>19.01</u>	<u>0.00</u>	<u>(19.01)</u>
Liability insurance	6.77	20.33	4,720.00	4,699.67
Workmen's compensation	199.22	597.66	0.00	(597.66)
All other insurance	44.56	133.66	0.00	(133.66)
Total Insurance	<u>250.55</u>	<u>751.65</u>	<u>4,720.00</u>	<u>3,968.35</u>
Housing assistance payments	48,628.00	143,707.00	0.00	(143,707.00)
HAP portability-in	2,279.00	2,705.00	2,560.00	(145.00)
Total Housing Assistance Payments	<u>50,907.00</u>	<u>146,412.00</u>	<u>2,560.00</u>	<u>(143,852.00)</u>
Other general expenses	0.00	0.00	600.00	600.00
Compensated absences	0.00	0.00	2,240.00	2,240.00
Total General Expenses	<u>0.00</u>	<u>0.00</u>	<u>2,840.00</u>	<u>2,840.00</u>
Total Operating Expenses	<u>59,535.88</u>	<u>169,933.70</u>	<u>116,820.00</u>	<u>(53,113.70)</u>
Operating Income (Loss)	<u>(5,112.91)</u>	<u>(7,557.41)</u>	<u>(27,827.00)</u>	<u>(20,269.59)</u>
Other Financial Items				
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00	0.00
Property betterments & additions	0.00	0.00	0.00	0.00
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ (5,112.91)</u>	<u>\$ (7,557.41)</u>	<u>\$ (27,827.00)</u>	<u>\$ (20,269.59)</u>

Mexico Housing Authority
Income Statement-COVID
1 Month and 3 Months Ended 6/30/2021

	Current Month	Year to Date
Operating Revenues		
HUD PHA operating grants	\$ 10,580.00	\$ 10,580.00
Total Operating Revenues	<u>10,580.00</u>	<u>10,580.00</u>
Operating Expenses	<u> </u>	<u> </u>
Total Operating Expenses	<u>0.00</u>	<u>0.00</u>
Operating Income (Loss)	<u>10,580.00</u>	<u>10,580.00</u>
Other Financial Items		
Prior period adjustments	0.00	0.00
Replacement of equipment	10,580.00	10,580.00
Property betterments & additions	<u>0.00</u>	<u>0.00</u>
Total Other Financial Items	<u>10,580.00</u>	<u>10,580.00</u>
Net Income (Loss)	<u><u>\$ 0.00</u></u>	<u><u>\$ 0.00</u></u>

Mexico Housing Authority
2020 CFP Report
06/30/21

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Advances			
CFP Advances	<u>\$ 252,304.19</u>	<u>\$ 552,053.00</u>	<u>\$ 299,748.81</u>
Expenditures			
General Capital Activity	<u>252,304.19</u>	<u>552,053.00</u>	<u>299,748.81</u>
Total Expenditures	<u>\$ 252,304.19</u>	<u>\$ 552,053.00</u>	<u>\$ 299,748.81</u>
Excess (Deficiency) of Funds Advanced	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

Mexico Housing Authority
Section 8 Utilization Report
For the Year Ended December 31, 2021

	Actual	Available 12/31	Budgeted
Annual Budget Authority	471,938	471,938	471,938
HUD-held Program Reserve	160,424	119,106	119,106
PHA-held NRA Balance	4,682	-	-
Administrative Fee Reserve	-	-	-
Total Funding Available	637,044	591,044	591,044

Monthly HAP payments target is \$49,254 based on budgeted funding. This represents 125% of HUD funding.

Baseline Units

151

Month	Units Leased	HAP Payments	% of Monthly HUD Funding Utilized	% of Year to Date HUD Funding Utilized	Monthly Average HAP	Year to Date Average HAP	Monthly Lease Up Rate	Year to Date Lease Up Rate
Jan	132	\$ 43,941.00	112%	112%	\$ 332.89	\$ 332.89	87%	87%
Feb	131	45,479.00	116%	114%	347.17	340.00	87%	87%
Mar	133	45,693.00	116%	115%	343.56	341.19	88%	87%
Apr	135	46,343.00	118%	115%	343.28	341.73	89%	88%
May	139	48,144.00	122%	117%	346.36	342.69	92%	89%
Jun	143	50,404.00	128%	119%	352.48	344.41	95%	90%
Jul								
Aug								
Sep								
Oct								
Nov								
Dec								

Waiting List Recap by Bedroom Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	3	0	0	0	0	0	0	3
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	0	5	1	1	0	0	0	0	7
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	0	9	3	4	0	0	0	0	16
Hispanic	0	0	0	1	0	0	0	0	1
White	0	10	2	4	0	0	0	0	16
Black	0	5	0	1	0	0	0	0	6
Indian/Alaskan	0	0	1	0	0	0	0	0	1
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	0	1	0	0	0	0	0	1
Other	0	1	0	0	0	0	0	0	1

A - Low Rent Waiting List Housing Authority of the City of Mexico Bedroom Size: ALL

Effective Date : 7/12/2021

Income Limit Breakdown

High:	0
Low:	0
Very Low:	2
ExtLow:	23

Waiting List Recap by Voucher Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	3	0	0	0	0	0	0	3
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	1	4	1	1	0	0	0	0	7
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	1	8	9	5	0	0	0	0	23
Hispanic	0	0	0	1	0	0	0	0	1
White	1	8	4	3	0	0	0	0	16
Black	1	5	3	3	0	0	0	0	12
Indian/Alaskan	0	0	1	0	0	0	0	0	1
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	0	2	0	0	0	0	0	2
Other	0	0	0	0	0	0	0	0	0

B - Section 8 Mexico Housing Authority of the City of Mexico Section 8

Effective Date : 7/12/2021

Income Limit Breakdown

High:	0
Low:	0
Very Low:	5
ExtLow:	26



MEXICO HOUSING AUTHORITY



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CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

June 2021

Current CFP Contracts

1. **2020-15 Replacement of siding, gutter, soffit, fascia and down spouts on MHA office and community center including the breeze way.** This work is being completed due to damaged siding, gutters, and soffit which will be points on next REAC inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal method was used, three bidders responded the bid opening was 3/2/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Anchor Contractors with a bid of \$78,700.00.
2. **2020-17 Exterior painting of (20) buildings located on Boulevard, Hassen, Union, Calhoun.** This includes the replacement of damaged/rotten siding, window seals, and brick mold. This work is being completed to address deteriorating wood, mortar and peeling paint issues noted on MHA last REAC Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 3/16/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Brick City, Painting and Drywall with a bid of \$103,000.00.
3. **2021-02 Concrete replacement @ Garfield and Seminary.** This is work is being completed due to deficiencies found on our last REAC Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 4/20//2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$126,262.00.
4. **2021-03 Concrete Replacement @ 828 Garfield.** This is work is being completed due to deficiencies found on our last REAC Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 5/4/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Anchor Construction with a bid of \$154,750.00.
5. **2021-07 Insurance Restoration @ 1103 Buchanan,** Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, one bidder responded. The bid opening was 6/29/2021 at Mexico Housing Authority office at

10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 19,847.33.

On Going Modernization Projects

1. We have replaced 146 countertops; we are getting closer to having this project completed
2. Continuing the upgrades on the light fixtures, vanities, faucets, and doorknobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink and upgrading faucets.
4. Replacing flooring as needed upon make ready to vinyl planking (1-2bdrm)
5. Replacement of screen doors
6. Removal of trees as needed
7. Replacement of water heater to electric

Proposed/Upcoming Capital Fund Projects (posted on MHA website)

1. Continued Concrete Replacement

Completed Contracting

1. 2020-09 Roof replacement on TLB, Garfield, Central and Calhoun is almost complete.
2. 2021-01 Emergency Bath replacement on 932 Liberty is complete.
3. 2021-06 Emergency bath replacement on 1002 A Hassen is complete

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
6/1/2021 TO 6/30/2021

WORK ORDERS

Received Processed
175 175

Routine Work Received Avg. Completion Time Routine
133 32.997 Hrs.

Emergency Work Received Avg. Completion Time Emergency
5 36.193 Hrs.

All Other Work Received Avg. Completion Time Other
37 44.749 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours: 49
Emergency work orders with completion time over 24 hours: 4

Work Orders called in this month/Outstanding 1st day of next month: 0

Work orders completed from prior months: 4

W/O #	Work Order Date	Completion Date
141679	05/28/2021	06/01/2021
141675	05/28/2021	06/03/2021
141672	05/27/2021	06/04/2021
141658	05/25/2021	06/15/2021

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:
Project:
Starting Date: 6/1/2021
Ending Date: 6/30/2021
Staff Generated Work Orders: False



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Board Resolution

RESOLUTION NO. 2951

RESOLUTION APPROVING A WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

FYE 2022

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 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 20th day of July 2021, 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 \$2627.50 to be written off as bad debt for the FYE 2021/2022, and the accounts forwarded to a collection agent for further action.

Passed this 20th day of July 2021.

Rita Jackson, Board Chair

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

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			012	10596 L					171.00	171.00
1	01			124							0.00
1	01			134	10739					55.00	55.00
1	01			077	10532					150.00	150.00
1	01			142	15699					62.00	62.00
1	01			020	10619					193.00	193.00
1	01			018	10438					380.00	380.00
1	01			026	12849					54.00	54.00
1	01			129	10670					20.00	20.00
1	01			133	10712					80.00	80.00
1	01			130	15670					442.00	442.00
1	01			099	10570					65.00	65.00
1	01			088	16248					65.00	65.00
PHA: 1		Project: 01		Totals	Count:	13	60.00			1,737.00	1,737.00
1	02			167	11215 LUE, MCKINLEY A					87.00	87.00
PHA: 1		Project: 02		Totals	Count:	1				87.00	87.00
1	04			218	16752					473.00	473.00
1	04			235	16885					132.00	132.00
1	04			237	10396					20.00	20.00
1	04			256	14954					178.50	178.50
PHA: 1		Project: 04		Totals	Count:	4				803.50	803.50
PHA: 1		Totals		Count:	18	60.00				2,627.50	2,627.50
Grand Totals					Count:	18	60.00			2,627.50	2,627.50



MEXICO HOUSING AUTHORITY



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

RESOLUTION NO. 2952

RESOLUTION TO ACCEPT THE AUDITED FINANCIAL STATEMENTS AND SINGLE AUDIT OF THE CITY OF MEXICO HOUSING AUTHORITY FOR FISCAL YEAR ENDING MARCH 31, 2020

WHEREAS, the Annual Contributions Contract with the US Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that an annual audit of financial statements and single audit be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the City of Mexico Housing Authority, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the account firm BRZ Sailor and Khan LLC has performed an audit of the financial statements of the City of Mexico Housing Authority, Missouri, for the fiscal year ended March 31, 2020 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133,

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 20th day of July, 2021, The Board of Commissioners approved /authorized the acceptance of the independent audited financial statements and single audit of the City of Mexico Housing Authority for fiscal years ending March 31, 2020, performed by BRZ Sailor and Khan, LLC Certified Public Accountants.

Passed this 20th day of July 2021.

Rita Jackson, Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority



MEXICO HOUSING AUTHORITY



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RESOLUTION NO. 2953

REVISIONS OF THE MEXICO HOUSING AUTHORITY PERSONNEL POLICY

Whereas, the revision to the Mexico Housing Authority's personnel policy is needed to update the policy with new guidelines and requirements, and

Whereas, the Board of Directors approves the updates and revision to this policy to best meet the needs of the Mexico Housing Authority and requirements of current Federal and State laws,

Whereas, the Federal Government made the decision to make Juneteenth a National Federal Holiday which commemorates the effective end of slavery in the United States and other minor changes to editing,

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 20th day of July 2021, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners of the Housing Authority of the City of Mexico, hereby approves to adopt Resolution 2953 approving the revisions to the MHA Personnel Policy.

Passed this 20th day of July, 2021.

Rita Jackson, Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

Juneteenth (short for “June Nineteenth”) marks the day when federal troops arrived in Galveston, Texas in 1865 to take control of the state and ensure that all enslaved people be freed. The troops’ arrival came a full two and a half years after the signing of the Emancipation Proclamation. Juneteenth honors the end to slavery in the United States and is considered the longest-running African American holiday. On June 17, 2021, it officially became a federal holiday.

Confederate General Robert E. Lee had surrendered at Appomattox Court House two months earlier in Virginia, but slavery had remained relatively unaffected in Texas—until U.S. General Gordon Granger stood on Texas soil and read General Orders No. 3: “The people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free.”

The Emancipation Proclamation

The Emancipation Proclamation issued by President Abraham Lincoln on January 1, 1863, had established that all enslaved people in Confederate states in rebellion against the Union “shall be then, thenceforward, and forever free.”

But in reality, the Emancipation Proclamation didn’t instantly free any enslaved people. The proclamation only applied to places under Confederate control and not to slave-holding border states or rebel areas already under Union control. However, as Northern troops advanced into the Confederate South, many enslaved people fled behind Union lines.

Juneteenth and Slavery in Texas

In Texas, slavery had continued as the state experienced no large-scale fighting or significant presence of Union troops. Many enslavers from outside the Lone Star State had moved there, as they viewed it as a safe haven for slavery.

After the war came to a close in the spring of 1865, General Granger’s arrival in Galveston that June signaled freedom for Texas’s 250,000 enslaved people. Although emancipation didn’t happen overnight for everyone—in some cases, enslavers withheld the information until after harvest season—celebrations broke out among newly freed Black people, and Juneteenth was born. That December, slavery in America was formally abolished with the adoption of the 13th Amendment.

The year following 1865, freedmen in Texas organized the first of what became the annual celebration of “Jubilee Day” on June 19. In the ensuing decades, Juneteenth commemorations featured music, barbecues, prayer services and other activities, and as Black people migrated from Texas to other parts of the country the Juneteenth tradition spread.

In 1979, Texas became the first state to make Juneteenth an official holiday; several others followed suit over the years. In June 2021, Congress passed a resolution establishing Juneteenth as a national holiday; President Biden signed it into law on June 17, 2021.

CHAPTER 8

LEAVE

Section 8.1 — Official Holidays

New Year's Day, Martin Luther King's Birthday, President's Day, Good Friday, Memorial Day, Juneteenth Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and the Friday after, 1/2 day Christmas Eve, Christmas Day, 1/2 day New Year's Eve and other holidays that may be declared by the Executive Director, at the direction of the Board, will be observed as official holidays for MHA employees in accordance with the following rules:

- a. As many employees possible will be given each holiday off as consistent with the maintenance of the essential MHA functions.
- b. Full time regular employees shall be entitled to paid holidays.
- c. Part time, temporary, intermittent, or seasonal employees who would normally have worked on a day or week observed as a holiday will not be entitled to holidays with pay.
- d. Supervisors will ensure that eligible employees working unusual schedules or on shifts, receive benefits for the full number of holidays.
- e. If a holiday falls on Saturday, the preceding Friday shall be observed and if a holiday falls on Sunday, the following Monday shall be observed.
- f. An employee in a non-pay status on the holiday or on the scheduled workday immediately preceding or following shall not receive pay for the holiday.
- g. Employees desiring to observe religious holidays not coinciding with official holidays will utilize annual leave for this purpose.
- h. Full time regular employees that are required to work on a holiday or overtime, will receive 1 1/2 times regular pay or will be given compensatory time off at the authorized rate in lieu of overtime pay.