



## MEXICO HOUSING AUTHORITY



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

AGENDA Regular MEETING  
at  
MHA office,  
828 Garfield Avenue, Mexico, MO 65265  
Scheduled for  
Tuesday, November 15, 2022 at 2:00pm

1. **Call to order** by Chairperson
2. **Roll Call** by Dawn Mahaney, Executive Director
3. **Adoption of Agenda.**
4. **Comments from the Public** (limit 3 minutes per person).
5. **Approval of Regular Meeting Minutes.**
  - a. Approval of board minutes from October 18, 2022 meeting
6. **Executive Director's Report:**
  - a. Financial report
  - b. S8/PH Report/Waitlist
  - c. Contracting in Progress
7. **Unfinished Business.**
8. **New Business.**
9. **Other Business.**
  - a. Employee payroll scale
  - b. REAC/NSpire inspection results

**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](http://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 241 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 October 18, 2022**

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, October 18, 2022, at 2:00 PM at Administration Building. 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 October 18, 2022. Commissioner R Jackson called the meeting to order at 2:04pm.
2. **Roll Call** by Executive Director Dawn Mahaney:

The following Commissioners were present:

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

Commissioners absent:

None

Others present:

Executive Director/Secretary

Dawn Mahaney

3. **Adoption of Agenda**

R Jackson requested a motion to adopt the agenda. Commissioner M Keller made a motion and S Lecoque seconded motion. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: M Keller, T Dobyms, R Jackson  
No: None  
Absent: None

4. **Comments from the public:**

None

5. **Approval of Meeting Minutes**

R Jackson requested a motion to approve the Meeting Minutes for August 16, 2022 meeting. Commissioner M Keller made a motion and T Dobyms seconded. S Lecoque abstained and all other commissioners present voted “aye” and Commissioner R Jackson declared the motion approved.

R Jackson requested a motion to approve the Meeting Minutes for September 20, 2022 meeting. Commissioner M Keller made a motion and T Dobyms seconded. All Commissioners present voted “aye” and Commissioner R Jackson declared the motion approved.

**6. Executive Director’s Report**

D Mahaney started with a summary of the financial reports from April -September 2022 explaining that we are actually right on budget for the 1<sup>st</sup> two quarters of the year. D Mahaney reported that the PH waitlist has been moving a little more due to being busy with a lot of moveouts the past few months. D Mahaney also reported the Section 8/HCV program has been spending under the monthly budget for HAP provided by HUD but we are issuing approximately 5 vouchers per month or more consistently each month. D Mahaney stated that we are in the process of writing contracts to spend the 2022 CFP funds received and will give up update once those contracts are signed.

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

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

**7. Unfinished Business**

None

**8. New Business**

Resolution 2969 Section 8 FY 2023 Payment Standards

R Jackson requested a motion to accept the Resolution 2969. Commissioner T Dobyms made a motion and S Lecoque seconded. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

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

Resolution 2970 Public Housing Flat rent for FY 2023

R Jackson requested a motion to accept the Resolution 2970. Commissioner M Keller made a motion and S Lecoque seconded. All commissioners present voted “aye”, and Commissioner R Jackson declared the motion approved.

Yes: T Dobyys, M Keller, R Jackson, S Lecoque  
No: None  
Absent: None

**9. Other Business:**

HUD Visit-D Mahaney went over some of the concerns and issues discussed with HUD during their recent visit. There was also some discussion on the possible selling of the units located on Holt St in the future.

**10. Adjournment of Open Meeting:**

Commissioner R Jackson requested a motion to adjourn the Open meeting on October 18, 2022, Commissioner M Keller made a motion and Commissioner S Lecoque seconded. The open session meeting was adjourned at 2:54pm

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R Jackson, Board Chair

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Dawn Mahaney, Executive Director

**Certification of Public Notice**

I, Dawn Mahaney, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on August 15, 2022, I posted public notice of the October 14, 2022 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.

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Dawn Mahaney

**Section 8 Funding vs Expenses FY 2022/2023  
PH/S8 waitlist**

	April	May	June	July	August	September	October	November
HAP Received	\$53,190.00	\$51,676.00	\$49,211.00	\$52,127.00	\$46,764.00	\$46,927.00	\$46,567.00	
HAP Spent	\$49,488.00	\$45,654.00	\$44,625.00	\$45,000.00	\$44,730.00	\$44,551.00	\$43,845.00	
Difference	\$3,702.00	\$6,022.00	\$4,586.00	\$7,127.00	\$2,034.00	\$2,376.00	\$2,722.00	
Vouchers EOM	135	130	130	132	132	131	127	
Vouchers issued/searching	22	10	4	4	12	12	12	
Waitlist						63	68	
PH units leased EOM (201 total units)	200	201	201	200	201	200	201	
Waitlist								
1 bedroom						26	33	
2 bedroom						18	20	
3 bedroom						6	7	
4 bedroom						3	3	