

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
FEBRUARY 27, 2019

The Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Jefferson, Missouri, was held at 8:30 a.m. on Wednesday February 27, in the Conference Room at the Housing Authority at 1040 Myrtle Avenue, Jefferson City, Missouri.

ROLL CALL: On roll call the following were in attendance: Chairman Larry Vincent; Commissioners Larry Kolb, Dennis Mueller, Donna White and Dian Cain. Also in attendance were Cynthia Quetsch, Executive Director; Cindy Reeves, Chief Financial Officer; Michelle Wessler, Chief Housing Officer; Jack Pletz, Legal Counsel; Diana Walters, Administrative Assistant; Carrie Tergin, Mayor; Ron Fitzwater; Councilman, Vivek Puri, Tiwan Lewis and members of the public.

Chairman Vincent called the meeting to order.

	<u>REGULAR</u>	<u>SPECIAL</u>
Vincent	12-12	6-6
Mueller	12-12	6-6
Kolb	12-12	5-6
White	12-12	5-6
Weber	12-12	3-4
Cain	12-12	2-2

INFORMATIONAL ITEMS:

- A. The monthly Financial Statements, Balance Sheets and Income Statements for the month of December 2018, year end and January 2019.
- B. The Family Self Sufficiency program monthly report was presented.
- C. The Ethics personal financial disclosure needs to be filed by May 1, 2019.

CONSENT AGENDA:

- A. Approval of Regular Meeting Minutes for January 15, 2019. (Exhibit 1-A)
- B. List of Disbursements for the month of January 2019. (Exhibit 1-B)
- C. Occupancy Report for the month of January 2019. (Exhibit 1-C)

Vice Chair Kolb made the motion to approve the Consent Agenda. Seconded by Commissioner Mueller. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.

RESOLUTION NO. 4660

RESOLUTION APPROVING THE WRITE-OFF (COLLECTION LOSS) OF TENANT ACCOUNTS RECEIVABLE

Commissioner Weber made the motion to approve the proposed rent and damage write-offs for the month of January for Hamilton Tower, Hyder II and Public Housing in the amount of \$5,726.92. Commissioner White seconded the motion. Upon unanimous favorable vote, Chairman Vincent declared the motion approved. (Exhibit #2, 2/27/2019)

UPDATE ON EAST CAPITOL AVENUE URBAN RENEWAL PLAN

A second open house was held at 103 Jackson Street on January 25, 2019, 22 people attended. Request for proposals to be reviewed in closed session.

The open house for 105 Jackson Street was held on January 25, 2019. It was attended by 75 people, proposals are due March 1, 2019.

101 Jackson was originally built as a duplex but had been converted into a 4 plex. Debris left by squatters has been removed. There will be an open house for redeveloper viewing the second week of March.

The Phase 2 lawsuit hearing was held February 11, 2019 before Judge Joyce. Ms. Buescher did not attend but her attorney did. They put on no evidence. John Brancaglione, Sonny Sanders and Cynthia Quetsch testified as to the evidence of blight and that Ms. Buescher received all the notice and rights required under law. The parties have until March 5, 2019 to file written arguments and a proposed judgement.

UPDATE ON DULLE TOWER RENOVATION PROJECT

Tenants have moved into the first set of renovated units January 21, 2019. Work on 4 additional stacks has begun. There were unanticipated issues with the sewer lines above Sandy's office. The heating ducts are in the way. A change order will be made.

UPDATE OF FUNDING FOR THE FAMILY SELF SUFFICIENCY PROGRAM

The December payment for the 2018 FSS grant was delayed due to the government shutdown but payment has been made. We were awarded the 2019 grant but it begins February 15, 2019. Last month the Board approved a payment to Vicki Bullock / Redeem Project of 50% of the grant rate from the voucher program reserve funds until we are awarded the grant. HUD will permit spending from January 1, 2019 to be charged to the grant. The FSS program will be paid the full rate from the grant starting January 2019.

TAX ABATEMENT REQUEST FOR 118 EAST HIGH STREET

Ron Dawson is seeking a tax abatement for the rehabilitation of 118 East High St. The property was gutted to the studs and rebuilt.

Commissioner Weber made a motion to approve the tax abatement. Seconded by Commissioner Mueller. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.

TAX ABATEMENT REQUEST FOR 206-210 EAST HIGH STREET

Derek Eilers requested a tax abatement for rehabilitation of 206-210 East High Street. The property is being gutted and redone in phases. A decision was deferred until the plan for completion can be reviewed and determination of the starting date for the 10 year abatement for projects completed in phases.

EXTENSION TO COMPLETION TIME ON THE REDEVELOPMENT CONTRACT FOR THE FORMER TRUMAN HOTEL

Vivek Puri requested an extension for the completion time for the former Truman Hotel. Mr. Puri announced that work will be complete and The Holiday Inn and Suites will open March 1, 2019 and withdrew his request for an extension.

SHIKLES BUILDING

Request for proposals for redevelopment went out February 5, 2019 with responses due April 5, 2019. Tours to inspect the building were held February 26.

CHANGE TO RETIREMENT BENEFIT PROVISIONS

Hart Retirement System is offering the option of allowing members to make withdrawals from the employer contributed retirement account at age 59 1/2 while still employed. The option is only available if the Board adopts a resolution to permit it. Withdrawals will be taxable and there is no limit on what it can be used for. HART is not advocating withdrawals from retirement benefits but is allowing employees another distribution option. HART has drafted a resolution for this purpose.

Commissioner White made a motion to allow Ms. Quetsch to approve the resolution from HART. Seconded by Vice Chair Kolb. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.

DISCUSSION ON THE IMPACT OF THE FEDERAL GOVERNMENT SHUT DOWN

Prior to the shutdown we received the voucher and operational funds through February so we had no interruptions. We received the voucher funds for March and April in anticipation of a shutdown did not occur.

Mayor Tergin expressed her gratitude to the Board for the work that has been done on the Urban Renewal Plan.

Tiwan Lewis asked questions regarding Housing Authority policies and procedures.

NEXT MEETING:

The regular meeting will be at 7:30 a.m. Tuesday March 19, 2019.

Commissioner Mueller made the motion to adjourn into Executive Session for the purpose of considering the following:

- Legal action involving the Housing Authority and confidential or privileged communication with its attorney, under Section 610.021(1) RSMO;
- Leasing, purchase or sale of real estate by the Housing Authority when public knowledge of the transaction might adversely affect the legal consideration therefore, under Section 610.021(2) RSMO;
- Hiring, firing, disciplining or promotion of particular employees when personal information about the employee is to be discussed or recorded, under Section 610.021(3)
- Welfare cases of identifiable individuals, under Section 610.021(8) RSMO.

Commissioner White seconded the motion. Upon roll call vote the motion was approved.

AYES:	Kolb, White, Weber, Mueller, Cain, Vincent
NAYS:	None
ABSENT	None

Following adjournment of the Executive Session, the Board reconvened in Open Session.

Commissioner White made the motion to adjourn the meeting. Seconded by Commissioner Weber. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.

Larry Vincent, Chairman

ATTEST: _____
Cynthia Quetsch, Secretary