

BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
OCTOBER 15, 2019

The Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Jefferson, Missouri, was held at 7:30 a.m. on Tuesday October 15, 2019, 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, Bob Weber, Donna White and Dian Cain. Also in attendance were Cynthia Quetsch, Executive Director; Michelle Wessler, Chief Housing Officer; Cindy Reeves, Chief Financial Officer; Jack Pletz, Legal Counsel; and Diana Walters, Administrative Assistant; Carrie Tergin, Mayor; Ron Fitzwater, City Councilman; Bill Patterson, MegAllie; Jackie Maloney, Attorney for MegAllie; Chris Yarnell, Engineering Services & Surveys, members of the press and public.

Chairman Vincent called the meeting to order.

	<u>REGULAR</u>	<u>SPECIAL</u>
Vincent	12-12	7-8
Mueller	12-12	8-8
Kolb	11-12	7-8
White	11-12	7-8
Weber	11-12	4-5
Cain	12-12	2-3

Commissioner White made the motion to move to Executive Session for discussion with Mr. Pletz, Legal Counsel. Commissioner Mueller seconded the motion. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.

Vice Chair Kolb left the meeting during closed session.

INFORMATIONAL ITEMS:

- A. The monthly Financial Statements, Balance Sheets and Income Statements for the month of September 2019.
- B. The Family Self Sufficiency program monthly report was presented.
- C. We received a Standard Performer score on the Public Housing assessment system.

CONSENT AGENDA:

- A. Approval of Regular Meeting Minutes for September 24, 2019. (Exhibit 1-A)
- B. List of Disbursements for the month of September 2019. (Exhibit 1-B)
- C. Occupancy Report for the month of September 2019. (Exhibit 1-C)

Commissioner Weber made the motion to approve the Consent Agenda. Commissioner White seconded the motion. Upon unanimous favorable vote, Chairman Vincent declared the motion approved.

RESOLUTION NO. 4694

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 September for Capital City, Hamilton and Public Housing in the amount of \$6,977.00. Commissioner White seconded the motion. Upon unanimous favorable vote, Chairman Vincent declared the motion approved. (Exhibit #2, 10/15/2019)

UPDATE ON EAST CAPITOL AVENUE URBAN RENEWAL PLAN

Negotiations are underway for 105 Jackson Street (Parsons House).

A claim was filed with FEMA for tornado damage. FEMA will do a walk through once the report from the structural engineer report is received to determine if the damage is from the tornado.

UPDATE ON CAPITAL CITY APARTMENTS

The contract for final renovation work to be done was signed on October 1, 2019. It will take several weeks to receive windows and siding.

We had applied for assistance from FEMA. The LP that owns the property is a not a nonprofit, but the two partners are. Only nonprofit property owners can qualify so we are not eligible.

RESOLUTION NO. 4695

RESOLUTION TO DEMOLISH 1103 BUENA VISTA STREET

HUD recommended that we use the full demolition process for demolition and required a new resolution.

Commissioner Mueller made the motion to approve the resolution. Seconded by Commissioner White. Upon unanimous favorable vote, Chairman Vincent declared the motion approved. (Exhibit #5, 10/15/2019)

TRUMAN HOTEL UPDATE

Ms. Quetsch requested an update on the Truman Hotel renovation. Dr. Ravi Puri submitted a letter updating the status of the project and plan to demolish the remaining building before winter.

Mayor Tergin thanked the Board for their continued work on the Capitol Avenue Urban Renewal Plan.

NEXT MEETING:

The regular meeting will be at 7:30 a.m. Tuesday November 26, 2019.

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

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

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

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

Larry Vincent, Chairman

ATTEST: _____
Cynthia Quetsch, Secretary