



INDEPENDENCE HOUSING AUTHORITY

MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE INDEPENDENCE HOUSING AUTHORITY

THE BOARD OF COMMISSIONERS OF THE INDEPENDENCE HOUSING AUTHORITY convened in a Regular Session/Conference Call Open Meeting – 4215 S. Hocker Dr., Bldg. 5, Independence, MO 64055 on September 22, 2020. Board Chairperson Lynn Rose presided.

To Meet the Sunshine Law 610.020.1 due to COVID-19 purposes, we provided a conference call phone number and access code for residents and the public to utilize for this board meeting. No one, outside of the board and staff, was allowed to be physically in the meeting.

Conference Call Phone Number: 1-816-836-9200 ext. 600
Conference PIN: 2020

Call to Order: The meeting was called to order by Board Chairperson – Lynn Rose at 3:31 PM.

Roll Call: The following Commissioners were present:

Commissioner Lynn Rose
Commissioner Herbert Bankston
Commissioner Christina Leakey
(by phone)
Commissioner Robbie Phillips

Commissioners Excused:

Commissioner Seever

Others present:

Deputy Executive Director Heather Figley

READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETING(S)

The regular minutes of the July 21, 2020 meeting were discussed and a motion to accept and file for audit was made by Commissioner Bankston, seconded by Commissioner Phillips. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. The motion to accept the prior month minutes was approved with a majority vote at 3:32 pm CST.



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The special meeting minutes of the July 31, 2020 meeting were discussed and a motion to accept and file for audit was made by Commissioner Bankston, seconded by Commissioner Leakey. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. The motion to accept the prior month minutes was approved with a majority vote at 3:34 pm CST.

PUBLIC COMMENTS FROM THE FLOOR

No Comments from the public.

REVIEW OF THE FINANCIAL STATEMENTS

July and August 2020 unaudited financial statements were made available via Drop Box and discussed during the meeting. No questions about the financials were asked after a summary was given by the Secretary. A motion to accept the unaudited financial reports for July and August 2020 was made by Commissioner Bankston and seconded by Commissioner Phillips. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. The motion to accept the unaudited financial reports for July and August 2020 were approved with a majority vote at 3:47 pm CST.

SECRETARY'S REPORT

Secretary's Report was presented to the board with a general operations sections report along with the Capital Fund Grant program report and discussed both during this time. A summary of each item on the Secretary's Report was sent out prior to the board meeting and then discussed. Statistics for LIPH and Section 8 programs for July and August 2020 were given out and summarized. A motion to approve the Secretary's Report into the Minutes was made by Commissioner Bankston and seconded by Commissioner Phillips. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. The Secretary's Report was approved by majority vote at 4:08 pm CST.



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NEW BUSINESS

A. Resolution No. 1502 – Adopting HCV Payment Standards – Effective 11/1/2020

Administration explained to the Board that HUD issues out FMR or Fair Market Rents every year and each housing authority has to take those FMR's and update their Payment Standards between 90 – 110% of the FMR's. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Commissioner Phillips – Aye. Resolution No. 1502 was approved by unanimous vote at 4:13 pm CST.

B. Resolution No. 1503 – Approval of LIPH Flat & Ceiling Rents for FFY 2021

Administration explained to the Board that HUD requires each housing authority to update their Flat and Ceiling Rents based upon the annual updated FMR or Fair Market Rents or SAFMR or Small Area Fair Market Rents and utilize 80% of those FMR or SAFMR rents. With the increased FMR's and SAFMR's, all Flat and Ceiling Rents for all three HA properties increased, beginning 11-01-2020. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Phillips seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. Resolution No. 1503 was approved by a unanimous vote at 4:21 pm CST.

C. Resolution No. 1504 – Approval of Negotiating a Renewed Executive Director Contract Effective January 1, 2021

Administration explained the current Executive Director contract was set to expire on December 31, 2020 and if they board did not feel comfortable in continuing with an additional contract, the Executive Director would have to be given a 90 days' notice, in writing, by the end of the contract. This places the deadline for the notice to be on September 31, 2020. This resolution is only to get the negotiations started to setup a new contract, beginning on January 1, 2021. The Executive Director handed out a sample contract for the board to review. A copy of sample contract will be sent to Commissioner Leakey who was on the phone but not physically present and one will be sent to Commissioner Seever by email. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey



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seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. Resolution No. 1504 was approved by majority vote at 4:25 pm CST.

Old Business: Discussion of Administration allowing IHA can close the office the entire week of Christmas. Currently IHA has Christmas Even and Christmas Day as a Holiday and the 3 days that are not a Holiday can be either be taken off by a staff person by using Annual Leave or working the 2 Saturdays up to the Christmas Week. The Board was in agreement to continue with this again this year and future years.

NON-AGENDA ITEMS FROM THE BOARD – None

ADJOURNMENT

Commissioner Rose requested a motion to adjourn. Commissioner Bankston moved for approval and Commissioner Phillips seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Not Present; Commissioner Bankston – Aye; Commissioner Leakey – Aye by phone; Commissioner Phillips – Aye. Adjournment was approved by majority vote at 4:29 pm CST.

Secretary

Presiding Officer

Seal