



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 December 15, 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 3:36 PM.

Roll Call: The following Commissioners were present:

Commissioner Lynn Rose
Commissioner Herbert Bankston
Commissioner Christina Leakey (by conference call)
Commissioner Linda Seever (by conference call)
Commissioner Robbie Phillips

Commissioners Excused:

None

Others present:

Executive Director	Michael S. Bishop
Deputy Executive Director	Heather Figley



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

The regular minutes of the November 24, 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 – Aye by conference call; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. The motion to accept the prior month minutes was approved with a unanimous vote at 3:37 pm CST.

PUBLIC COMMENTS FROM THE FLOOR

No Comments from the public.

REVIEW OF THE FINANCIAL STATEMENTS

November 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. Hocker Heights balance which is lower in November 2020 due to payment of the contractor for the Fire Unit at 308NL and awaiting payment from MHAPCI, our property and liability insurance company. Administration discussed the upcoming costs to renovate the exterior of the Central Office as well as the building of the garage to keep the three (3) vehicles from being vandalized. Administration also informed the Board that the Central Office loan was paid off on December 10, 2020 from prior year reserves. A motion to accept the unaudited financial reports for November 2020 was made by Commissioner Bankston and seconded by Commissioner Phillips. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye by conference call; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. The motion to accept the unaudited financial reports for November 2020 were approved with a unanimous vote at 3:43 pm CST.



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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 prior to the meeting via Dropbox. No questions were asked regarding the Secretary's Report and the LIPH and Section 8 Statistics for November 2020. Statistics for LIPH and Section 8 programs for November 2020. The Secretary informed the board about the Hocker Heights holiday meals that were delivered on 11/21/2020 went well but there were 80 meals left over which were donated to the Salvation Army Homeless Shelter. The Pleasant Heights and Southview Manor holiday meals are scheduled to be delivered on 12/19/2020. The Foster Youth to Independence Voucher Application has been signed by all parties and submitted to HUD for approval. If approved, IHA would receive up to an additional 25 vouchers to assist with young adults aging out of Foster Care across Jackson County. The Secretary showed camera footage of the Southview Manor hallways and lobby colors on the three floors that have been completed along with the new lobby furniture with similar colors. So far, a majority of the residents like the color changes and the new furniture. A motion to approve the Secretary's Report into the Minutes was made by Commissioner Leakey and seconded by Commissioner Bankston. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye by conference call; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. The Secretary's Report was approved by unanimous vote at 3:52 pm CST.

NEW BUSINESS

A. Vote to Enter Into Closed Session for Executive Director Contract Negotiations (pursuant to Section 610.021 (3) of Missouri Sunshine Law)

Commissioner Bankston made the motion to go into Closed Session and Commissioner Phillips seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye by conference call; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. Vote to Enter into Closed Session was approved by unanimous vote at 3:53 pm CST.



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B. Vote to Return to Open Session from Closed Session

Commissioner Bankston made the motion to return back to open session from closed session and Commissioner Phillips seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Seever – Aye by conference call; and Commissioner Phillips – Aye. Vote to Return to Open Session from Closed Session was approved by unanimous vote at 4:09 pm CST.

C. Resolution No. 1507 Approval of the Executive Director Employment Contract – Effective January 1, 2021

The board approved the upcoming Employment Contract for the Executive Director to be effective on January 1, 2021 and end on December 31, 2023, which at that time, can be renegotiated and resigned again for another term and salary commensurate then. The Employment Contract for this upcoming 3 year term will be for \$132,250 per year annual base salary. Commissioner Bankston made the motion to approve the Executive Director Employment Contract and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Seever – Aye by conference call; and Commissioner Phillips – Aye. Resolution No. 1507 was approved by unanimous vote at 4:11 pm. CST.



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D. Resolution No. 1512 Approval of the 2021 Annual Plan and the 2021-2025 CFP 5 YR Rolling Base Plan

Administration discussed with the Board of Commissioners that every year, each PHA has to submit an Annual Plan and every 5 years, the PHA has to submit a 5 YR Agency Plan along with updating the CFP 5YR Rolling Base plan. It was explained that everything that the PHA wants to do, whether or not we get a chance or funding to do it, has to be listed in this Annual Plan and in the 5YR Agency Plan or it cannot be done. Administration explained that normally administration only puts Jackson County statistics into the Annual Plan but inputted Independence, MO housing statistics as well to show how many affordable housing units and what the actual need is in both areas, city and county. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Seever seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Seever – Aye by conference call; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. Resolution No. 1512 was approved by unanimous vote at 4:22 p.m. CST.

E. Resolution No. 1513 Approval of the Revised ACOP Chapter 10 Pet Policy

Administration discussed with the Board of Commissioners the changes that were missed in Chapter 10 of the ACOP. The language of the amounts were removed on Page 2 and exchanged with the language to view the Deposit Schedule on page 20 as well as the removal of the language to require the Declawing of Cats, which cannot be required or enforced. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Phillips seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Seever – Aye by conference call; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. Resolution No. 1513 was approved by unanimous vote at 4:25 p.m. CST.



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F. Resolution No. 1514 Approval of the Extended HUD Waivers from PIH Notice 2020-33 for both LIPH and HCV programs

Administration explained to the Board that HUD issued out waivers initially from the PIH Notice 2020-05 and then extended them with PIH Notice 2020-13. HUD issued out another PIH Notice 2020-33 extending the waivers until 06/30/2021 along with adding a few additional ones for both programs as well as some for the HUD field offices. After final discussion, Commissioner Bankston made a motion for approval and Commissioner Phillips seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Seever – Aye by conference call; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. Resolution No. 1514 was approved by unanimous vote at 4:28 p.m. CST.

Old Business: Administration requested two board members to be on a committee to score the Master Developer RFP submissions along with the Executive Director and the Deputy Director. Commissioner Rose and Commissioner Phillips both had conflicts of interest because they have had dealings with one of the submitters, Vecino Group. Commissioner Bankston and Commissioner Leakey volunteered to assist with the scoring of the proposals to have ready to bring back to the board with a winner for the January 19, 2021 Board Meeting.

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 – Aye by conference call; Commissioner Bankston – Aye; Commissioner Leakey – Aye by conference call; Commissioner Phillips – Aye. Adjournment was approved by unanimous vote at 4:35 pm CST.

Secretary

Presiding Officer

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