



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 August 17, 2021.
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: 2021

Call to Order: The meeting was called to order by Lynn Rose, Chairperson at 3:02 PM.

Roll Call: The following Commissioners were present:

Commissioner Lynn Rose
Commissioner Christina Leakey
Commissioner Herbert Bankston

Commissioners Excused:

Commissioner Linda Seever
Commissioner Robbie Phillips

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 July 27, 2021 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 Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Not Present; Commissioner Seever – Not Present. The motion to accept the prior month’s minutes was approved with a majority vote at 3:03 pm CST.

PUBLIC COMMENTS FROM THE FLOOR

No Comments from the public (no one present on the conference call)

REVIEW OF THE FINANCIAL STATEMENTS

July 2021 unaudited financial statements were made available via DropBox and discussed during the meeting. No questions about the financials were asked after a summary was given by the Secretary. All program financial statements were doing well. A motion to accept the unaudited financial reports for July 2021 was made by Commissioner Bankston and seconded by Commissioner Leakey. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Not Present; Commissioner Seever – Not Present. The motion to accept the unaudited financial reports for July 2021 were approved with a majority vote at 3:06 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 prior to the meeting via Dropbox. No questions were asked regarding the Secretary’s Report and the LIPH and Section 8 Statistics for July 2021. A motion to approve the Secretary’s Report into the Minutes was made by Commissioner Bankston and seconded by Commissioner Leakey. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Not Present; Commissioner Seever – Not Present. The Secretary’s Report was approved by the majority vote at 3:12 pm CST.



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NEW BUSINESS

A. Resolution No. 1532 Approval of Bad Debt Write-Off for December 2020 – June 2021

Secretary discussed with the Board that IHA writes off all bad debt to remove it from the TAR books but still goes after all monies owed to IHA. This clears the books for our Independent Audit and FDS submission. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Seever – Not Present; and Commissioner Phillips – Not Present. Resolution No. 1532 was approved by the majority vote at 3:15 pm. CST.

B. Resolution No. 1533 Approval of COVID-19 Protocol Revisions for Properties / Offices

Secretary discussed with the Board the revised COVID-19 Protocol Revisions for IHA Properties / Offices. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Seever – Not Present; Commissioner Phillips – Not Present. Resolution No. 1533 was approved by the majority vote at 3:17 pm CST.

C. Resolution No. 1534 Approval of Revised By-Laws

Secretary discussed with the Board the Revised By-Laws and the section of the By-Laws that added the ability to do voting by electronic means, such as email, video conference, phone conference, etc. Commissioner Leaker suggested that we show the markups on the document so that the original document is there with the changed/added markups. Everyone agreed. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Seever – Not Present; Commissioner Phillips – Not Present. Resolution No. 1534 was approved by the majority vote at 3:20 pm CST.



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D. Resolution No. 1535 Approval of HCV Payment Standards Effective 10/1/2021

Secretary discussed with the Board the revised Payment Standards for the HCV program. It was explained that every year, HUD issues out FMR Rents that we have to base our Payment Standards for the Voucher Program on. FMR stands for Fair Market Rents and you base your payment standards upon the area that you serve, such as Jackson County. They can range from 90% - 110%. A majority of the BR size payment standards remain around the 100% mark. We don't want to go to the full 110% payment standard cap because it would decrease the number of vouchers we were serving in the community. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Seever – Not Present; Commissioner Phillips – Not Present. Resolution No. 1535 was approved by the majority vote at 3:22 pm CST.

E. Resolution No. 1536 Approval of LIPH Flat – Ceiling Rents Effective 10/1/2021

Secretary discussed with the Board the required updated calculations of the Flat/Ceiling Rents for each housing authority based upon the updated HUD FMR's or SAFMR's. FMR stands for Fair Market Rents and SAFMR stands for Small Area Fair Market Rents. SAFMR rents are also issued by HUD at the same time as the FMR's and Flat Rents are calculated at 80% of the FMR or SAFMR. FMR is based upon the county in each state but the SAFMR is based upon specific zip codes in each state. SAFMR are usually lower than the FMR which is why the Housing Authority chooses to utilize these numbers to help keep the Flat Rents at the lowest they can possibly go. Ceiling Rents have to be the exact rents of the Flat Rents per BR size. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Seever – Not Present; Commissioner Phillips – Not Present. Resolution No. 1536 was approved by the majority vote at 3:24 pm CST.



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F. Vote to Enter Into Closed Session Pursuant to the Sunshine Law Sections 610.021(3) and 610.022.

The board majority decided that the Closed Session was not needed and was not moved forward.

G. Vote to Return to Open Session from Closed Session

The board majority decided that the Closed Session was not needed and was not moved forward.

Old Business: None

NON-AGENDA ITEMS FROM THE BOARD – None.

ADJOURNMENT

Commissioner Rose requested a motion to adjourn. Commissioner Bankston moved for approval and Commissioner Leakey seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Not Present; Commissioner Seever – Not Present. An adjournment was approved by a majority vote at 3:25 pm CST.

Secretary

Presiding Officer

Seal