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 Open Meeting -4215 S. Hocker Dr., Bldg. 5, Independence, MO 64055 on June 5, 2026 at 3:00 pm. Board Chairperson Christina Leakey presided.

1.0 CALL TO ORDER: The meeting was called to order by Christina Leakey, Chairperson at 3:08 pm.

Roll Call: Commissioner Christina Leakey - Present
Commissioner Herbert Bankston - Present
Commissioner Bud Perrin - Present
Commissioner Amber Bauer- Present

Others present:
CEO Tina Bartlett
COO Nickole Smith
HR Coordinator Ayden Toombs

2.0 PUBLIC COMMENTS FROM THE FLOOR:

No Comments from the public.

3.0 CITY COUNCIL UPDATE: Council Person, Heather Wiley- Not Present

- Update to be submitted by email for review.

4.0 CONSENT AGENDA ITEMS

A motion to approve the Consent Agenda was made by Commissioner Bankston and seconded by Commissioner Perrin.

4.1 Approval of Minutes for March 30, 2026 - No discussion
4.2 Approval of Financials for March 2026 – Tina reviewed
4.3 The Operations Report- Nickole reviewed
4.4 Approval of Resident Services Report- No Report Available
4.5 Approval of Secretary's Report- Tina reviewed

Questions asked regarding possibility of getting cited for NSPIRE during RAD conversions, city communication regarding boarded buildings at Hocker Heights, and the MTW initiative. There being no further questions or comments, a vote was taken to approve. Votes were given as follows: Commissioner Leakey - Aye; Commissioner Bankston – Aye; Commissioner Perrin – Aye; Commissioner Bauer - Aye. The Consent Agenda was approved by a majority vote at 3:15 pm.

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5.0 NEW BUSINESS

5.1 Resolution No. 1649-2026 Disposal of Fixed Assets
A motion was made by Commissioner Perrin and seconded by Commissioner Bankston to approve the disposal of fixed assets. Secretary Bartlett reviewed and conversation was held regarding depreciation of vehicles. There being no further discussions, votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye; Commissioner Bauer - Aye. The motion was approved by a majority vote at 3:19 pm.

5.2 Resolution No. 1650-2026 Approval of SEMAP FY25
A motion was made by Commissioner Bauer and seconded by Commissioner Bankston to approve SEMAP FY25. Nickole Smith reviewed. There being no discussions, votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye; Commissioner Bauer - Aye The motion was approved by a majority vote at 3:25 pm.

5.3 2026 Income Limits- Discussion Only
Secretary Bartlett reviewed and answered questions regarding subsidy determination.

5.4 CEO Evaluation- Discussion Only
Secretary Bartlett and Commissioner Leakey explained process and will hold executive session at next board meeting for discussion.

6.0 OLD BUSINESS

6.1 Development
- Tina reviewed development updates. No discussion.

6.2 Commissioner Training
- Training will resume now that all board positions have been filled. Secretary Bartlett will coordinate with the LSHA board to see if both boards want to complete it together. (Wed or Thurs preferred)

7.0 COMMISSIONERS COMMENTS

- Commissioner Bauer will reach out to CSL HCV tenants for possible resident board member.

8.0 EXECUTIVE SESSION

Entered: 3:46 pm
Adjourned: 4:09

A motion was made by Commissioner Bankston and seconded by Commissioner Perrin to enter closed session.
A motion was made by Commissioner Bauer and seconded by Commissioner

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Bankston to adjourn. Votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye; Commissioner Bauer - Aye. The motion was approved by a majority vote at 4:09 pm.

Tina Bartlett
Secretary

Presiding Officer