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 February 25, 2026 at 8:00 am. Board Chairperson Christina Leakey presided.

1.0 CALL TO ORDER: The meeting was called to order by Christina Leakey, Chairperson at 8:03 am.

Roll Call: Commissioner Christina Leakey - Present
Commissioner Herbert Bankston - Present
Commissioner Bud Perrin - Present
Commissioner– Vacant

Others present:
CEO Tina Bartlett
COO Nickole Smith

2.0 PUBLIC COMMENTS FROM THE FLOOR:

No Comments from the public.

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

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 January 29, 2026 - No discussion
4.2 Approval of Financials for January 2026 – Tina reviewed
4.3 The Operations Report- Nickole reviewed
4.4 Approval of Resident Services Report- Nickole reviewed
4.5 Approval of Secretary's Report- Tina reviewed

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. The Consent Agenda was approved by a majority vote at 9:04 am.

5.0 NEW BUSINESS

5.1 Resolution No. 1643-2026 Personnel Policy Revision

A motion was made by Commissioner Bankston and seconded by Commissioner Perrin to approve the Personnel Policy Revision. Discussions were held about changes implemented. There being no further discussions held, votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye. The motion was approved by a majority vote at 9:08 am.

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5.2 Resolution No. 1644-2026 Internal Control Revision

A motion was made by Commissioner Bankston and seconded by Commissioner Perrin to approve the Internal Control Policy Revision. Secretary Bartlett reviewed proposed changes. Votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye. The motion was approved by a majority vote at 9:16 am.

5.3 Resolution No. 1645-2026 Collection Loss Write Off

A motion was made by Commissioner Bankston and seconded by Commissioner Perrin to approve the Collection Loss Write Offs. Secretary Bartlett reviewed proposed write-offs. There being no further discussions, votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye. The motion was approved by a majority vote at 9:27 am.

5.4 Commissioner Training

Discussion Only: Discussion held regarding possible new commissioner and training courses. No vote taken

6.0 OLD BUSINESS

6.1 Development

Tina reviewed development updates on Qualified Census Tract and collaboration with Zimmerman for Terrace Crossing.

7.0 COMMISSIONERS COMMENTS- None

8.0 ADJOURNMENT

A motion was made by Commissioner Bankston and seconded by Commissioner Perrin to adjourn. There being no further discussions held, votes were given as follows: Commissioner Leakey – Aye; Commissioner Bankston – Aye; Commissioner Perrin- Aye. The motion was approved by a majority vote at 9:46 am.

Tina Bartlett

Secretary

Presiding Office

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