



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 October 20, 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 3:32 PM.

Roll Call: The following Commissioners were present:

Commissioner Lynn Rose
Commissioner Herbert Bankston
Commissioner Christina Leakey
Commissioner Linda Seever
Commissioner Robbie Phillips

Commissioners Excused:

None

Others present:

Deputy Executive Director Heather Figley

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

The regular minutes of the September 22, 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 – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. The motion to accept the prior month minutes was approved with a unanimous vote at 3:34 pm CST.



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PUBLIC COMMENTS FROM THE FLOOR

No Comments from the public.

REVIEW OF THE FINANCIAL STATEMENTS

September 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 September 2020 was made by Commissioner Bankston and seconded by Commissioner Seever. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. The motion to accept the unaudited financial reports for September 2020 were approved with a unanimous vote at 3:42 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 September 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 – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. The Secretary's Report was approved by unanimous vote at 3:57 pm CST.

NEW BUSINESS

A. Resolution No. 1505 – Approval of House Rules for Hocker Heights, Pleasant Heights and Southview Manor

Administration explained to the Board that the housing authority used to utilize House Rules for all properties but over the years they were either misplaced, lost or discarded by accident. It is administration's desire to recreate and update these House Rules for all three properties



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and have them implemented again. The House Rules are already referenced in the IHA dwelling lease. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Phillips seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. Resolution No. 1505 was approved by unanimous vote at 4:01 pm CST.

B. Resolution No. 1506 – Approval of the Audited Submission of the Independent Audit by Smith, Marion and Company

Administration explained to the Board that HUD requires each housing authority to have an Independent Audit done for all programs that the housing authority oversees. Administration is bringing to the board the FYE 03/31/2020 Independent Audit results that will be submitted to HUD via the FASPHA system and the Federal Audit Clearinghouse websites. There were no Audit Findings found or issued against the Housing Authority by the Auditors. After final discussion, Commissioner Bankston made the motion for approval and Commissioner Leakey seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. Resolution No. 1506 was approved by a unanimous vote at 4:03 pm CST.

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

Commissioner Leakey made the motion to go into Closed Session and Commissioner Bankston seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. Vote to Enter into Closed Session was approved by unanimous vote at 4:05 pm CST.

D. 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 Leakey seconded. Votes were given as follows: Commissioner Rose – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Seever – Aye; and Commissioner Phillips – Aye. Vote to Return to Open Session from Closed Session was approved by unanimous vote at 4:47 pm CST.



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

No Resolution was made on this during this Regular Session. The Board of Commissioners decided to table this Resolution until the November Regular Meeting to give the Board time to review what was discussed in the Closed Meeting.

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 Seever seconded the motion. Votes were given as follows: Commissioner Rose – Aye; Commissioner Seever – Aye; Commissioner Bankston – Aye; Commissioner Leakey – Aye; Commissioner Phillips – Aye. Adjournment was approved by unanimous vote at 4:50 pm CST.

Secretary

Presiding Officer

Seal