BOARD OF COMMISSIONERS

REGULAR BOARD MEETING

FEBRUARY 15, 2022

The Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Jefferson, Missouri, was held at 7:30 a.m. on Tuesday, February 15, 2022, via Zoom meeting and in person.

ROLL CALL: On roll call, the following were in attendance: Chairman Dennis Mueller; Commissioners Mary Simmons, Brian WeKamp, Rick Prather, and Carlos Graham. Also, in attendance were Michelle Wessler, Executive Director; Chera McCoy, Deputy Director; Cindy Reeves, Chief Financial Officer; Todd Miller, Legal Counsel; Diana Walters, Amy VanOverschelde, Administrative Assistants; Carrie Tergin, Mayor; Mike Lester and a member of the press.

Chairman Mueller called the meeting to order.

REGULAR SPECIAL

Mueller 12-12 11-12

Kolb 10-12 10-12

Simmons 12-12 2-2

WeKamp 10-10

Prather 3-3

Graham 2-2

INFORMATIONAL ITEMS:

A. The monthly financial statements for December were presented.

B. List of Disbursements for January 2022 (Exhibit B)

C. Occupancy Report for the month of January 2022. (Exhibit C)

D. The Family Self Sufficiency Report was presented. (Exhibit D)

E. **East Capitol Avenue Urban Renewal Plan**

**Phase 1**

The Transformational Housing Redevelopment Agreement was signed and presented to

Cole County Abstract on February 8, 2022. Closing is no later than March 27, 2022.

**Phase 3**

Commissioner filed values with the court on 2/9/2022.

$10,000.00 for 413-415 East Capitol

$20,000.00 417 East Capitol

$10,000.00 for 419 East Capitol

$10,000.00 for 517 East Capitol and

$9,000.00 for 519 East Capitol Avenue

Todd Miller stated a motion was filed with the court on damages assessed and deferred further discussion to the March meeting.

F. **Update on Housing Authority operations to deal with Covid-19 –**

Continuing to encourage vaccinations/boosters to residents and employees for employee and resident safety, checking temps, and asking health questions before allowing entry to office areas or entering homes.

G. **Tax Credit** **Board of Commissioners Positions –** The Tax Credit Boards (mini boards) had a new member sign up. The Board is full until June 2022.

H. **MEC-PFD-** Reported emails have been sent providing a login and password. Reminder that reports are due May 2, 2022.

CONSENT AGENDA:

A. Approval of Meeting Minutes for the regular meeting in January 2022 (Exhibit 1).

Commissioner Graham made the motion to approve the Consent Agenda. Commissioner Prather seconded the motion. Upon unanimous favorable vote, Chairman Mueller declared the motion approved.

RESOLUTION NO. 4818

RESOLUTION APPROVING THE WRITE-OFF (COLLECTION LOSS) OF TENANT ACCOUNTS RECEIVABLE

Commissioner Graham made the motion to approve the proposed rent and damage write-offs for the month of January 2022 for Dulle and Hamilton Towers in the amount of $6,637.50. Commissioner Prather seconded the motion. Upon unanimous favorable vote, Chairman Mueller declared the motion approved. (Exhibit #2, 2/15/2022)

Mayor Tergin expressed her appreciation for the Boards’ work on Capitol Avenue and Transitional Housing. Councilman Lester expressed appreciation for the Boards’ work and mentioned the demolitions to remove dangerous buildings. Vice-Chairman Kolb also spoke on the demolitions.

NEXT MEETING: The regular meeting will be at 7:30 a.m. Tuesday, March 15, 2022.

Commissioner Simmons made the motion to adjourn into Executive Session for the purpose of considering the following:

* Legal action involving the Housing Authority and confidential or privileged communication with its attorney, under Section 610.021(1) RSMO;
* Leasing, purchase or sale of real estate by the Housing Authority when public knowledge of the transaction might adversely affect the legal consideration therefore, under Section 610.021(2) RSMO;
* Hiring, firing, disciplining or promotion of particular employees when personal information about the employee is to be discussed or recorded, under Section 610.021(3)
* Welfare cases of identifiable individuals, under Section 610.021(8) RSMO.

Vice-Chairman Kolb seconded the motion. Upon roll call vote the motion was approved.

AYES: Kolb, Weber, Simmons, WeKamp, Prather, Mueller

NAYS: None

ABSENT: None

Commissioner Simmons made the motion to adjourn the meeting. Commissioner Prather seconded the motion. Upon unanimous favorable vote, Chairman Mueller declared the motion approved.

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Dennis Mueller, Chairman

ATTEST: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michelle Wessler, Secretary