BOARD OF COMMISSIONERS

REGULAR BOARD MEETING

MAY 17, 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, May 17, 2022, via Zoom meeting and in person.

ROLL CALL: On roll call, the following were in attendance: Chairman Dennis Mueller; Vice-Chairman Larry Kolb; Commissioners Mary Simmons, Brian WeKamp, Rick Prather, and Carlos Graham. Also, in attendance were Michelle Wessler, Executive Director; Chera McCoy, Deputy Director; Todd Miller, Legal Counsel; Diana Walters, Amy VanOverschelde, Administrative Assistants; Mike Lester, City Councilman; Sonny Sanders and Ryan Moehlman from the City of Jefferson.

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 12-12

Prather 6-6

Graham 5-5

INFORMATIONAL ITEMS:

A. The monthly financial statements for March and April.

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

C. Occupancy Report as of May 1, 2022. (Exhibit C)

D. The Family Self Sufficiency Report was presented. There are 30 participants and 26 graduates. (Exhibit D)

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

**Phase 1**

Transformational Housing closed on April 26th. Planning and zoning approved the property for 5 units.

**Phase 3**

LCRA took possession of five properties on May 3, 2022. Staff secured three buildings.

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

The office opened to the public on April 4, 2022. Health questions and temps are being taken before entry into the office areas. We continue to receive SAFHR applications and have 39 pending payments and 39 paid applications.

CONSENT AGENDA:

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

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

RESOLUTION NO. 4825

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

Commissioner Prather made the motion to approve the proposed rent and damage write-offs for April for Capital City Apartments, Hamilton Tower, and Public Housing for $25,605.50. Commissioner Simmons seconded the motion. Upon unanimous favorable vote, Chairman Mueller declared the motion approved. (Exhibit #2, 05/17/2022)

RESOLUTION NO. 4826

RESOLUTION COMMENDING SUSANNE TALKEN FOR HER SERVICE TO THE HOUSING AUTHORITY AND THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF JEFFERSON, MISSOURI FROM JULY 16, 1997 THROUGH MAY 31, 2022

Commissioner Simmons made the motion to approve the Resolution commending Susanne Talken for her years of service. Commissioner Wekamp seconded the motion. Upon unanimous favorable vote, Chairman Mueller declared the motion approved. (Exhibit #3, 5/17/2022)

Councilman Lester announced that the PUD was approved for Transformational Housing at 101 Jackson Street. He also thanked the Board for their work on the Urban Renewal Plan.

NEXT MEETING: The regular meeting will be at 7:30 a.m. Tuesday, June 21, 2022.

Commissioner Graham made the motion to allow Sonny Sanders and Ryan Moehlman to join the closed session. Commissioner Prather seconded the motion. Upon unanimous favorable vote, Chairman Mueller declared the motion approved.

Vice-Chairman Kolb made the motion to adjourn into Executive Session to consider 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 therefor, 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.

Commissioner Wekamp seconded the motion. Upon roll call vote the motion was approved.

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

NAYS: None

ABSENT: None

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

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Dennis Mueller, Chairman

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

Michelle Wessler, Secretary