

COMMISSIONERS

George Guy
CEO/Executive Director

Christopher Payne
Chairperson

Donna Harris
Vice Chair

Jim Morlan

Sandra Black

DeLois McKinley-Eldridge

Debra Faye Williams-Robbins

Wil Smith

FAX

260.267.9305 Administration

260.267.9306 Housing Choice Voucher

260.267.9307 Public Housing

260.267.9308 Accounting

Housing Authority of the City of Fort Wayne Board Meeting Minutes and Memoranda August 8, 2023

Call to Order: Chairperson, Chris Payne, called the meeting of the Fort Wayne Housing Authority to order at approximately 8:01 a.m. on August 8, 2023, at 7315 Hanna Street, Fort Wayne, IN 46816 and on Zoom.

Present (In Person): Commissioners: Donna Harris, Jim Morlan, Wil Smith, and George Guy (CEO/Executive Director).

Present (Virtually): Christopher Payne

Excused: Sandra Black, DeLois McKinley-Eldridge, and Debra Faye Williams-Robbins

Staff: Sarah Smith (COO), Amy Jacobowitz (VP of Asset Management), Dan Kuleff (Modernization and Construction Coordinator), Carolyn Nichter (Finance Manger), Jessica Matuska (Executive Assistant), Kyra Banks (HCV Administrator), and Dana Christian (Development Manager)

Open Forum

No one present

Election of Officers

Slate of Officers presented by Chris Bandemer. Donna seconded the slate. Unanimously approved by the Commissioners. The next election of officers will happen at the Annual Board Meeting.

Approval of Minutes from previous meetings

Minutes to be amended. Motion to approve the amended minutes by Donna Harris and Wil Smith seconded the motion. Unanimously approved by the Commissioners.

Approval of Financials

Financials presented by BDO PHA Finance (Jake Bastoni). He provided an overview the financial report for June. Discussed the presentation of financials.

Motion to approve the financials by Wil Smith and Jim Morlan seconded the motion. Unanimously approved by the Commissioners.

Presentation by The Benoit Group

Eddy Benoit joined the meeting to provide an overview of The Benoit Group and past developments.

Presentation by Model Group

Katie Redmacher joined the call to provide an overview of Model Group and past developments.

Presentation by Brinshore

Peter Levavi joined the meeting to provide an overview of Brinshore and past developments.

Resolutions

- a. Resolution 2023-19 – Resolution Approving a Contract for Roof Replacements at Scattered Sites Homes
Motion to approve resolution 2023-19 made by Jim Morlan and Wil Smith seconded. Unanimously approved by the Commissioners.
- b. Resolution 2023-20 – Resolution Approving Modifications to the Admissions and Continued Occupancy Policy
Motion to approve resolution 2023-20 made by Donna Harris and Wil Smith seconded. Unanimously approved by the Commissioners.
- c. Resolution 2023-21 – Resolution Approving Modifications to the Administrative Plan
Motion to approve resolution 2023-21 made by Wil Smith and Donna Harris seconded. Unanimously approved by the Commissioners.
- d. Resolution 2023-22 – Resolution Approving Updates to the FWHA Bylaws
Motion to table resolution 2023-22 until the next meeting made by Donna Harris and Jim Morlan seconded. Unanimously approved by the Commissioners.

Old Business

- a. Amendments to FWHA Bylaws – Amended Bylaws presented by Chris Bandemer and Wil Smith. Discussion was held by board members to table the resolution until September.
- b. Baseball Diamond at Brookmill Court – George Guy and Dan Kuleff discussed baseball diamond. Dan to proceed with pricing the project.

New Business

- a. Village Premiere – George Guy and Dana Christian provided an update on Village Premiere.
- b. National NAHRO Conference – George Guy provided the information on the upcoming NAHRO Conference and let board members know they were welcome to attend.



- a. October 6-8
- b. Commissioner Training October 5-6
- c. Board Retreat and Training – George Guy informed the board that he is planning on a training/retreat in the upcoming months for the board members. More information will be provided soon.

Quarterly Development Meeting

George Guy and Dana Christian provided updates on all development projects currently in the pipeline. A detailed report was provided in the board packet of each status.

Executive Session

No actions taken or decisions made.

Adjournment

Motion to adjourn made by Wil Smith and Donna Harris. Regular Meeting adjourned at approximately 10:51 a.m.