

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 January 17, 2023

Call to Order: Chairperson, Chris Payne, called the meeting of the Fort Wayne Housing Authority to order at approximately 8:00 a.m. on January 17, 2023, at 7315 Hanna Street, Fort Wayne, IN 46816 and on Zoom.

Present (In Person): Commissioners: Christopher Payne, Sandra Black, Donna Harris, Wil Smith, and George Guy (CEO/Executive Director).

Present (Virtually): N/A

Excused: Jim Morlan, DeLois McKinley-Eldridge, and Debra Faye Williams-Robbins

Staff: Sarah Smith (COO), Amy Jacobowitz (VP of Asset Management), Carolyn Nichter (Finance Manger), Jessica Matuska (Executive Assistant), Denita Washington (Director of Programs), and Dana Christian (Development Manager)

Open Forum

No guests present at the time of the open forum

Honoring Beverly Armour-Thomas

George Guy said a few words about Beverly and then asked for a moment of silence in her memory

Approval of Minutes from previous meeting

Amendment to minutes to reflect Donna Harris as excused and not as present virtually. Motion to approve the amended minutes by Wil Smith and Sandra Black seconded the motion. Unanimously approved by the Commissioners.

Approval of Financials

Financials presented by BDO PHA Finance (Brian Alten and Jake Bastoni). They provided an overview the financial report for November. Discussed the presentation of financials.

Motion to approve the financials by Donna Harris and Wil Smith seconded the motion. Unanimously approved by the Commissioners.

Old Business

1. Choice Neighborhoods Planning Grant – George Guy discussed the CNI Grant award and next steps.

New Business

1. Family Self-Sufficiency Grant – FWHA received the FSS Grant renewal for 2023
2. American Rescue Plan Act Grant – Sarah Smith discussed the ARPA Grant award
3. McCormick Grand Opening – February 28th is the proposed date. More details to come.

Resolutions

1. Resolution 2023-01 – Resolution Approving Modifications to the Administrative Plan
Motion to approve resolution 2023-01 made by Donna Harris and Wil Smith seconded. Unanimously approved by the Commissioners.
2. Resolution 2023-02 – Resolution Approving Extension of HUD Approved Increases to Payment Standards for the Housing Choice Voucher Program
Motion to approve resolution 2023-02 made by Wil Smith and Donna Harris seconded. Unanimously approved by the Commissioners.
3. Resolution 2023-03 – Resolution Approving FWHA Staff to Proceed with a Public Comment Period for the Annual PHA Plan
Motion to approve resolution 2023-03 made by Donna Harris and Wil Smith seconded. Unanimously approved by the Commissioners.
4. Resolution 2023-04 – Resolution Approving the Internal Housing Choice Voucher Program Revision for FYE 2023
Motion to approve resolution 2023-04 made by Wil Smith and Sandra Black seconded. Unanimously approved by the Commissioners.
5. Resolution 2023-05 – Resolution Approving the Internal Asset Management Budget Revision for FYE 2023
Motion to approve resolution 2023-05 made by Donna Harris and Sandra Black seconded. Unanimously approved by the Commissioners.
6. Resolution 2023-06 – Resolution Approving Internal Central Office Cost Center Budget Revision for FYE 2023
Motion to approve resolution 2023-06 made by Wil Smith and Donna Harris seconded. Unanimously approved by the Commissioners.



Quarterly Development Meeting

1. Current
 - a. McCormick (RAD)
2. 2023 Development and Reposition Activities
 - b. Section 18 – Disposition of 50 Scattered Sites
3. Conceptual
 - c. Victoria Acres
 - d. Hillcrest
 - e. Brooklyn Manor
 - f. Vincent Village House Purchase
4. Property Management
 - g. Posterity Scholar House
 - h. River's Edge

George Guy and Dana Christian provided a detailed overview of each development project. This overview was also provided in an Executive Summary and distributed to the board members via email.

Executive Session

No decisions made or actions taken.

Adjournment

Motion to adjourn made by Wil Smith and Sandra Black. Regular Meeting adjourned at approximately 9:30 a.m.