

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 June 13, 2023

Call to Order: Chairperson, Chris Payne, called the meeting of the Fort Wayne Housing Authority to order at approximately 8:06 a.m. on May 9, 2023, at 7315 Hanna Street, Fort Wayne, IN 46816 and on Zoom.

Present (In Person): Commissioners: Jim Morlan, Wil Smith, Sandra Black, DeLois McKinley-Eldridge, and George Guy (CEO/Executive Director).

Present (Virtually): Christopher Payne

Excused: Donna Harris 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

Postponed until next meeting

Approval of Minutes from previous meetings

Motion to approve the amended minutes by Jim Morlan 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 April. Discussed the presentation of financials.

Motion to approve the financials by Wil Smith and DeLois McKinley-Eldridge seconded the motion. Unanimously approved by the Commissioners.

Resolutions

1. Resolution 2023-14 – Resolution Authorizing the Write-Off of Tenant Accounts Receivable for Bad Debt
Motion to approve resolution 2023-14 made by DeLois McKinley-Eldridge and Wil Smith seconded. Unanimously approved by the Commissioners.
2. Resolution 2023-15 – Resolution Approving the Internal Asset Management Budget for FYE 2024 for the Housing Authority of the City of Fort Wayne, Indiana
Motion to approve resolution 2023-15 made by Jim Morlan and Sandra Black seconded. Unanimously approved by the Commissioners.
3. Resolution 2023-16 – Resolution Approving the Internal Housing Choice Voucher Program Budget for FYE 2024 for the Housing Authority of the City of Fort Wayne, Indiana
Motion to approve resolution 2023-116 made by DeLois McKinley-Eldridge and Wil Smith seconded. Unanimously approved by the Commissioners.
4. Resolution 2023-17 – Resolution Approving the Internal Central Office Cost Center Budget for FYE 2024 for the Housing Authority of the City of Fort Wayne, Indiana
Motion to approve resolution 2023-17 made by Wil Smith and Jim Morlan seconded. Unanimously approved by the Commissioners.
5. Resolution 2023-18 – Resolution Approving and Adopting Managements Recommendation for Performance Bonus Award
Motion to approve resolution 2023-18 made by Wil Smith and DeLois McKinley-Eldridge second. Unanimously approved by the Commissioners.

Old Business

1. Hillcrest Update – George and Dana provided a brief update on the status of Hillcrest
2. Brooklyn Manor Update – George provided an update on Brooklyn Manor

New Business

1. Amendments to FWHA Bylaws – Wil Smith and Chris Bandemer are currently working on updated to the FWHA Bylaws that will be presented at the next Board meeting
2. July Board Meeting – This meeting will be cancelled
3. HOP and HOFW Boards and Upcoming Meetings
 - a. HOFW – Will hold a virtual meeting on June 20th
 - b. HOP – Working on getting full board participation and possibly adding new members. Would like to begin regular quarterly meetings.

Presentation by Engaging Solutions, Inc

Presentation to the board about the Implementation of the Strategic Plan.



Executive Session

No actions taken or decisions made

Adjournment

Motion to adjourn made by Wil Smith and Donna Harris. Regular Meeting adjourned at approximately 10:25 a.m.