

**COMMISSIONERS**

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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**

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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 March 14, 2023

**Call to Order:** Chairperson, Chris Payne, called the meeting of the Fort Wayne Housing Authority to order at approximately 10:35 a.m. on March 14, 2023, at Electric Works (Crawford Conference Room) 1030 Swinney Ave, Fort Wayne, IN 46802 and on Zoom.

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

**Present (Virtually):** Debra Faye Williams-Robbins

**Excused:** DeLois McKinley-Eldridge

**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), Property Management Staff

### Open Forum

No one present

### Approval of Minutes from previous meeting

Motion to approve the amended minutes by Wil Smith and Jim Morlan 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 January. Discussed the presentation of financials.

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

### Resolution

1. Resolution 2023-08 – Resolution Approving PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Annual PHA Plan  
Motion to approve Resolution 2023-08 made by Wil Smith and Jim Morlan seconded. Unanimously approved by the Commissioners.
2. Resolution 2023-09 – Resolution Approving a Contract for Roof Replacements at River Cove & Brookmill Apartments  
Motion to approve Resolution 2023-09 made by Jim Morlan and Donna Harris second. Unanimously approved by the Commissioners.

### **Old Business**

1. Vincent Village House – Appraisal completed and came in at \$176K. George and Dana met with Sharon Tucker on February 15<sup>th</sup>. At the February meeting, the board approved to move forward with the purchase. An offer was made in the amount of \$150K and was accepted. Staff will continue to move forward with this purchase.

### **New Business**

1. Operating Subsidy – AMP 4 – George discussed the issue with the water consumption in AMP 4. Staff is working with Johnson Controls due to the Energy Performance Contract on this issue.
2. April Board Meeting – George discussed cancelling the Regular April Board Meeting due to conflicting schedules. If we need to meet, a Special Call Meeting will be held.

### **Executive Session**

No decisions made or actions taken.

### **Adjournment**

Motion to adjourn made by Donna Harris and Wil Smith. Regular Meeting adjourned at approximately 11:14 a.m.