

MINUTES OF THE REGULAR
MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY
OF MICHIGAN CITY, INDIANA, HELD ON
TUESDAY, MAY 19, 2009

The Commissioners of the Housing Authority of the City of Michigan City, Indiana held a regular meeting on Tuesday, May 19, 2009 at 4:30 p.m. The meeting was held at the Michigan City Housing Authority, 621 East Michigan Boulevard, Michigan City, Indiana 46360. Vice Chairperson Ronald Strauss called the regular meeting to order at approximately 4:35 p.m. Commissioners who attended the meeting included Commissioner Hazel Thomas, Commissioner Eric Overcash, Commissioner Eddie Wilson, Commissioner Bill Fine, Commissioner Yolanda Thomas-Davis and Housing Authority Attorney Michelle Bazin-Johnson. Chairperson Carla Mock did not attend this meeting. Public meeting attendee ALCO-TV representative Andre Steele also attended the meeting. Housing Authority personnel who attended the meeting included Executive Director Lenda Wilson and Executive Secretary Robin Fly.

APPROVAL OF MINUTES:

April 20, 2009

Vice Chairperson Strauss called for approval of the Regular Board meeting minutes and resolutions dated April 20, 2009. Commissioner Thomas motioned approval of the said minutes and resolutions; Commissioner Fine seconded the motion.

CARRIED

APPROVAL OF MANAGEMENT REPORTS:

Vice Chairperson Strauss called for approval of management reports as presented to the Board. According to the Occupancy Report month ending April 30, 2009, Commissioner Thomas informed Board that two residents received their GED diplomas at Lakeland Estates and commended success of GED program for the testing of three additional residents. In regards to the Family Self-Sufficiency Program for Public Housing Report month ending April 30, 2009, Commissioner Thomas commented on a terrific job accomplished with the program.

Vice Chairperson Strauss asked if the Housing Authority has sent any written thanks to Michigan City Area Schools (MCAS) for collaborating with the Housing Authority in the success of the GED program. In reply, Executive Director Wilson said that only verbal thanks had been given. Vice Chairperson Strauss suggested sending out a thank you note to MCAS as an incentive for MCAS's continued involvement with GED program.

In reference to the Incident Report, Vice Chairperson Strauss asked if the arrest of resident involved in altercation would result in eviction procedure. In response, Executive Director Wilson stated that the incident must be categorized under the One

Strike criminal activity policy before sending out any eviction notice. Commissioner Fine asked if any remedial policy was implemented in this altercation. Executive Director Wilson said that remedial action involved the housing manager resolving the incident between residents.

Commissioner Davis asked for a definition of “5 open Section 8 Choice vouchers.” Executive Director Wilson said that the Housing Authority has 261 vouchers and has issued 256 vouchers. She said that due to lack of funding, the Housing Authority is not issuing vouchers at this time and must continue to decrease expense under Section 8 program. The Housing Authority will also reduce cost by decreasing payment standards according to Executive Director Wilson.

Commissioner Overcash asked, “If Housing Authority lacks funding in the Section 8 Housing Choice Voucher program, would the Housing Authority lose its Section 8 vouchers?” Executive Director Wilson said that the Housing Authority will not lose any vouchers; we only administer the 261 once they are leased up. With no further inquiries, Commissioner Wilson motioned approval of the management reports as presented to the Board; Commissioner Davis seconded the motion.

CARRIED

COMMITTEE REPORTS

OLD BUSINESS

NEW BUSINESS

Union Contract

Vice Chairperson Strauss called for discussion of negotiation for wages of union contract between Housing Authority and Local Teamsters Union 135 with contract due to expire September 30, 2009. Executive Director Wilson said that although contract with union ends effective September 30, 2009, the Housing Authority should arrive at an agreement before that date in order to incorporate such information within the Housing Authority’s budget for submission to HUD.

Executive Director Wilson said that Commissioner Overcash, Chairperson of the Personnel Committee, should schedule a negotiating meeting with personnel committee and Mr. Bill Turner, representative of the Teamsters Union, and then present meeting results to the Board.

Due to the possibility of time constraints in reaching an agreement before the next Board meeting in June 2009, Commissioner Overcash asked Executive Director Wilson if the Housing Authority budget could operate with a proposed line item for Local Teamsters Union 135. In reply, Executive Director Wilson stated that a drafted wage decision could be incorporated within the budget.

Attorney Bazin-Johnson advised Board to conduct discussion of personnel and salary matters in an Executive Session in compliance with the Open Door Policy including discussion of a proposed draft negotiated agreement.

Monitoring Report

Vice Chairperson Strauss called for discussion of the monitoring report from the United States Department of Housing and Urban Development (HUD). Executive Director Wilson informed the Board that the monitoring report consists of audit findings by Labor Relations Specialist Donna Kozlowski in reference to the Federal Labor Standards Administration and Enforcement under Section 12(a) of the U.S. Housing Act of 1937. Ms. Kozlowski audited the Housing Authority's Forced Account Labor for Boulevard Gardens Kitchen Remodeling, R & L Roofing Services, Inc., Dudeck Roofing & Sheet Metal, and M K Lawn Care, and according to Executive Director Wilson, Housing Authority must compensate wages according to Davis Bacon rates for any contracted improvement work over \$1,200 normally assigned to the Housing Authority's maintenance crew.

Executive Director Wilson said that audit finding #2 resulted in the Housing Authority's failure to compensate hired resident for miscellaneous clean up work at hourly rate of \$11.15 in accordance to the Davis Bacon rate, and instead hired the resident at an hourly rate of \$6.67. She said because the resident was hired under Boulevard Garden Kitchen Remodeling contract, the Davis Bacon rate should have been applied. Housing Authority must correct wage deficiency and present to HUD Housing Authority's policy to ensure correct future labor standard rates according to Executive Director Wilson.

In regards to finding #1 the architect who hired Dudeck Roofing implemented the wrong decision number for wage labor and that the issue in determining if correct initial labor rate was utilized is pending between the architect and Dudeck Roofing according to Executive Director Wilson. She informed the Board that in finding #3 the Housing Authority could not obtain a wage sheet from R & L Roofing Services who delayed such information for a long period of time. Commissioner Overcash asked if the Housing Authority had encountered any other delays when working with R & L Roofing Services in the past. In response to the Executive Director's affirmative answer, Commissioner Overcash said Housing Authority should consider R & L Roofing Services' past actions when selecting a roofer in the future.

Commissioner Overcash asked why such aforementioned labor is considered "forced labor." Executive Director Wilson stated that such labor is considered "subcontracted" labor on behalf of the Housing Authority. In regards to subcontracting labor work, Commissioner Overcash asked why Housing Authority is contracting out lawn care services as opposed to assigning such work to the Housing Authority maintenance crew. Executive Director Wilson responded by informing Board that Housing Authority lawn care services are contracted due to high employee costs and due to shortage of Housing Authority maintenance employees.

Commissioner Overcash asked if HUD would respond to the Housing Authority's submission of its correction policy for wage labor in the future. Executive Director Wilson said that once the Housing Authority submits its labor standard policy to HUD to prevent such failed actions in the future, HUD would then close the findings. Commissioner Overcash asked for a timeline for submission of corrective procedures to HUD; Commissioner Thomas said that HUD correspondence indicated submission within 60 days.

For Your Information

Public Comment

Adjournment

With no other business before the Board, Vice Chairperson Strauss adjourned the Board meeting at approximately 5:00 p.m.

Ronald Strauss MCHA Vice Chairperson

ATTEST:

Lenda Wilson, MCHA Executive Director