

MINUTES OF THE REGULAR
MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY
OF MICHIGAN CITY, INDIANA, HELD ON
MONDAY, JUNE 15, 2009

The Commissioners of the Housing Authority of the City of Michigan City, Indiana held a regular meeting on Monday, June 15, 2009 at 4:30 p.m. The meeting was held at the Michigan City Housing Authority, 621 East Michigan Boulevard, Michigan City, Indiana 46360. Chairperson Carla Mock called the regular meeting to order at approximately 4:30 p.m. Commissioners who attended the meeting included Vice Chairperson Strauss, Commissioner Hazel Thomas, Commissioner Eric Overcash, Commissioner Eddie Wilson, Commissioner Bill Fine, Commissioner Yolanda Thomas-Davis and Housing Authority Attorney Michelle Bazin-Johnson. 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:

May 19, 2009

Chairperson Mock called for approval of the Regular Board meeting minutes and resolutions dated May 19, 2009. With corrections duly noted, Commissioner Thomas motioned approval of the said minutes and resolutions; Vice Chairperson Strauss seconded the motion.

CARRIED

APPROVAL OF MANAGEMENT REPORTS:

Chairperson Mock called for approval of management reports as presented to the Board. Commissioner Thomas commended Executive Director Wilson and staff for a job well done regarding the low rent scattered site program and the Family Self Sufficiency program (FSS) for public housing. With no further comments, Commissioner Thomas motioned approval of the management reports as presented to the Board; Commissioner Wilson seconded the motion.

CARRIED

COMMITTEE REPORTS

Chairperson Mock called for discussion of report from the Policy and Personnel Committee. Commissioner Overcash stated that the Policy and Personnel Committee met with Teamsters Local Union 135 for negotiations with anticipation of arriving at a resolution soon.

OLD BUSINESS

NEW BUSINESS

Written Policy Wage Decision

Chairperson Mock called for approval of the written policy wage decision. She said that the Housing Authority would submit the policy to the United States Department of Housing and Urban Development (HUD) in order to enact the policy. Vice Chairperson Strauss asked if all contractors would receive a copy of the policy. Executive Director Wilson answered with an affirmative. With no further discussion, Commissioner Fine motioned approval of the Michigan City Housing Authority Wage Decision Policy; Vice Chairperson Strauss seconded the motion.

After discussion, Chairperson Mock introduced the following resolution:

RESOLUTION NUMBER 2009-19

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE THE MICHIGAN CITY HOUSING AUTHORITY WAGE DECISION POLICY.

The resolution was moved by Commissioner Bill Fine and seconded by Vice Chairperson Ronald Strauss.

AYES

Carla Mock
 Ronald Strauss
 Hazel Thomas
 Eric Overcash
 Eddie Wilson
 Bill Fine
 Yolanda Thomas-Davis

NAYS

CARRIED

Low Rent Application List Closure (Exception of Elderly & Disabled)

Chairperson Mock called for approval to close the low rent application list. Commissioner Davis asked how often the waiting list is reviewed. In reply, the Executive Director stated on an annual basis at which time the Housing Authority also purges the list. When purging the list the Housing Authority sends out letters of interest to applicants on the list requesting a response; if the Housing Authority does not receive a response, then the Housing Authority sends out another letter informing them that they have been removed from the waiting list.

Vice Chairperson Strauss asked if any of the applicants live outside of the local area. In response, Executive Director Wilson stated that although the Housing Authority cannot deny an application to any individual, the Housing Authority has a “local preference” of first service to individuals who live within the local community.

Commissioner Overcash stated that the 799 applicants on the waiting list could be misleading because applicants must go through an approval process. Executive Director Wilson said that the Housing Authority takes a preliminary application and when the applicant rises to the top of the waiting list, then the Housing Authority obtains more detailed information from the applicant and determines if that applicant is income eligible.

Attorney Bazin-Johnson asked the number of applicants on the Section 8 waiting list. In reply, Executive Director Wilson said that she is not aware of that number. She said Section 8 waiting list is also closed for the same reason that the public housing waiting is closed. With no further discussion, Vice Chairperson Strauss motioned approval for a resolution to close the Housing Authority’s public housing waiting list with exception of the elderly and disabled. Commissioner Davis seconded the motion.

After discussion, Chairperson Mock introduced the following resolution:

RESOLUTION NUMBER 2009-20

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE CLOSURE OF THE HOUSING AUTHORITY PUBLIC HOUSING WAITING LIST WITH THE EXCEPTION OF ELDERLY AND DISABLED.

The resolution was moved by Vice Chairperson Ronald Strauss and seconded by Commissioner Yolanda Thomas-Davis.

AYES

Carla Mock
 Ronald Strauss
 Hazel Thomas
 Eric Overcash
 Eddie Wilson
 Bill Fine
 Yolanda Thomas-Davis

NAYS

CARRIED

For Your Information

Chairperson Mock informed the Board about the notice from the Mayor inviting Board to attend a public presentation for overview of Gateway Park on Monday, June 29, 2009, at

7:00 p.m. at City Hall. She said that she would attempt to attend the presentation and that Vice Chairperson Strauss plans to definitely attend the presentation. Attorney Bazin-Johnson said that the Housing Authority should submit a summary of the presentation to HUD.

Public Comment

Adjournment

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

Carla Mock, MCHA Chairperson

ATTEST:

Lenda Wilson, MCHA Executive Director

RESOLUTION NUMBER 2009-19

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE THE MICHIGAN CITY HOUSING AUTHORITY WAGE DECISION POLICY.

WHEREAS, the Labor Relations Department of HUD stipulated findings on the Housing Authority in regards to assigning proper wage rates to contractors in compliance to the Davis Bacon Act (DBA), and

WHEREAS, the Housing Authority drafted a wage decision policy in compliance with 29 CFR Part 5.5(a) and HUD 1344.00, and

WHEREAS, the Housing Authority is required to ensure contractors' compliance with the wage decision policy before hire, and

WHEREAS, upon approval of the Board the Housing Authority is required to submit the wage decision policy to HUD for review and approval.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Michigan City, Indiana approved the wage decision policy for submission to HUD.

Adopted this 15th day of June 2009.

Resolution moved by: Commissioner Bill Fine

Resolution seconded by: Vice Chairperson Strauss

Carla Mock, MCHA Chairperson

ATTEST

RESOLUTION NUMBER 2009-20

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE CLOSURE OF THE HOUSING AUTHORITY PUBLIC HOUSING WAITING LIST WITH THE EXCEPTION OF ELDERLY AND DISABLED.

WHEREAS, due to the extensive amount of applicants accumulated on the Housing Authority waiting list with a current number of 799 and due to the extensive waiting period of six (6) years for applicants to be considered for housing, the Housing Authority proposed closing the waiting list, and

WHEREAS, the waiting list would close for an indefinite amount of time and/or until there is a decrease in the number of applicants, and

WHEREAS, the waiting list would close with the exception of disabled and elderly applicants, and

WHEREAS, the Housing Authority has scheduled to close the waiting list effective June 30, 2009 at 4:30 p.m.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Michigan City, Indiana approved closure of Public Housing waiting list with the exception of elderly and disabled applicants for an indefinite amount of time.

Adopted this 15th day of June 2009.

Resolution moved by: Vice Chairperson Ronald Strauss

Resolution seconded by: Commissioner Yolanda Thomas-Davis

Carla Mock, MCHA Chairperson

ATTEST: