

Bloomington Housing Authority
Board Meeting Minutes

April 27, 2023

I. Call to Order

Chair, Elaine Amerson called to order the regular meeting of the **Bloomington Housing Authority Board of Commissioners at 8:31 A.M. on April 27, 2023**, in person at the BHA Community Room, located at 1007 N Summit St., Bloomington, IN 47404.

II. Roll Call

Those present in person were: Chair Elaine Amerson; Vice Chair Sherry Clay; Commissioners Mary Morgan, Jerry Cravens, Nordia McNish, Sue Wanzer, and Tracee Lutes; Executive Director Kate Gazunis; Administrative Director Leon Gordon; Finance Manager Dhara Patel; Capital Assets Manager Rhonda Moore; HCV Program Supervisor Daniel Harmon; and Administrative Assistant Ashley Spradley.

Those Absent: Director of Real Estate, Nathan Ferreira

III. Approval of Minutes from the Last Meeting

A motion was made to approve the regular board meeting minutes for March 23, 2023, by Sue Wanzer and seconded by Sherry Clay. All were in favor. None opposed. Motion approved.

IV. Financial Statements

Finance Manager, Dhara Patel gave a brief overview of the March 2023 Financial Statements which included revenue and expenditures for Bloomington RAD I (Reverend Butler and Walnut Woods), Bloomington RAD II (Crestmont), the Housing Choice Voucher Program (HCVP) and the Central Office Cost Center (COCC). AMP 1 (Crestmont) is complete for FYE 2022, but we can't officially close the books until the Audit is done. We don't have the budget entered into HAB for COCC, HCV & RAD II.

Vice Chair Sherry Clay and Commissioner Tracee Lutes moved to accept the financials subject to the audit.

V. New Business/Resolutions

1. Resolution 2023-03 Walnut Woods Solar Installation

Capital Assets Manager, Rhonda Moore gave a brief overview of Resolution 2023-03. Rhonda explained that the installation was put out to public bid and as a result, MPI was awarded the contract.

A motion was made to approve Resolution 2023-03 by Sue Wanzer and seconded by Nordia McNish. All were in favor. None opposed. Motion approved.

VI. Old Business

1. Asset Management Report

Capital Assets Manager, Rhonda Moore, briefly referenced the Capital Asset report sent to the board. No specific sections were read or honed in on for elaboration.

Commissioner Nordia McNish asked who was at fault for the roofing issue. Rhonda explained that the contractors were at fault and will fix it at their own expense.

VII. Director's Report

1. Development Updates

Executive Director, Kate Gazunis, briefly referenced the physical Director's report sent to the board. No specific sections were read or honed in on for elaboration.

Kate did discuss the Kohr building project being approved unanimously by the Board of Zoning Appeals. She went on to say that we now have everything needed to apply for all credits. The project has been scaled down from the original 40 units to 38 units.

Executive Director, Kate Gazunis stated that funding should be awarded in November 2024 and we anticipate breaking ground at the end of 2024.

2. Staff Updates

Human Resources:

Executive Director Kate Gazunis explained that we hired a new Assistant Property Manager that began work yesterday April 26th.

VIII. Adjournment

A motion to adjourn was made by Sue Wanzer and seconded by Sherry Clay. The meeting adjourned at 9:30 a.m.

Respectfully submitted by: Ashley Spradley, Administrative Assistant.
Approved by: Kate Gazunis, Executive Director