

Bloomington Housing Authority

Board Meeting Minutes

May 23rd, 2024

I. Call to Order

Chair Elaine Amerson called to order the regular meeting of the **Bloomington Housing Authority Board of Commissioners** at **8:30 A.M. on Thursday, May 23rd, 2024**, in person at the Lindsey A. Smith Community Center, located at 1002 N Summit St., Bloomington, IN 47404.

II. Roll Call

Those present in person were: Chair Elaine Amerson; Vice Chair Sherry Clay; Commissioners Mary Morgan, Nordia McNish, Jerry Cravens, Tracee Lutes, and Sue Wanzer; Executive Director Kate Gazunis Capital Assets Manager Rhonda Moore, Director of Real Estate Nathan Ferreira, Director of Finance Dhara Patel, Housing Stability Coordinator Jessica Craig, HCV Program Manager Daniel Harmon, FSS Coordinator Ashley Spradley, and Administrative Assistant Yanely Lopez-Delgado.

Guests: Stephanie LaFontaine, HAND

III. Approval of Minutes from the Last Meeting

A motion was made to approve the board meeting minutes for April 25th, 2024, by Sue Wanzer and seconded by Sherry Clay. All were in favor. None opposed. Motion approved.

IV. Financial Statements

1. Finance Manager, Dhara Patel provided a written draft of the April 2024 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).

Chair Elaine Amerson asked if the insurance bill was paid down. Finance Manager Dhara Patel stated that almost everything is covered because payments were made in advance; thus, net income is higher than expenses. She also explained that HCV and COCC are still negative because HCV pays for the FSS coordinator's salary, and COCC pays for the ROSS's salary and is then reimbursed for this through HUD. Dhara stated that she has already sent out invoices for review and is waiting to hear back about the reimbursement.

Commissioners Jerry Cravens and Commissioner Sue Wanzer moved to accept the financials subject to audit.

V. New Business

1. Grand opening of the Lindsey A. Smith Community Center

Chair Elanie Amerson congratulated and thanked everyone for the success of the grand opening that was held on May 14.

Executive Director Kate Gazunis also personally thanked Heidi Flynn and the rest of the staff for their extra help during the celebration.

VI. Old Business

1. Asset Management Report

Capital Assets Manager Rhonda Moore explained that BHA is waiting for the city to issue the MOU for installing solar panels on the community building and the four two-story buildings on Summit Street.

Rhonda also shared that four bike pods will be installed, and the city will cover the costs with a CDBG grant. She said they are waiting for the environmental review to be finished so they can be installed. The city also covers the costs of the environmental review.

Rhonda also gave updates on Hoosier Net Fiber, stating that they have begun installing fiber throughout Crestmont. They plan to have Crestmont and Reverend Butler live within the next few months. She explained that a timeframe for Walnut Woods has yet to be given. HNF will also supply free internet to the community building and for community educational events. Rhonda stated that Crestmont would not have AT&T because they could not agree on the rights of the fiber being installed.

The Executive Director told the Board that AT&T has yet to respond, so we contacted General Counsel Ferguson Law. If no response is received, we will legally notify them that we will remove their equipment from the electrical poles and units. Commissioner Chair Sue Wanzer wanted to know how much time was given to AT&T to respond. Rhonda stated that they were given until the end of June to respond. Commissioners agreed that this was a generous amount of time.

Rhonda also informed the Board about the 2022 Final Capital Grant from HUD we received. Rhonda told the Board that the grant awarded us about \$175,000. She stated that the money could be used towards furniture and computer expenses. Executive Director Kate explained that this money would be used to reimburse our funds for the community building's computers, equipment, furniture, and fixtures. Then, those funds could be reallocated to replace the security cameras.

Chair Elanie Amerson referred to Hoosier Net Fiber and wanted clarification on its affordability and costs. Rhonda explained that it would be \$30 a month because the Federal Digital Equity funds have run out, so it is no longer free to residents. Executive Director Kate states that the NAHRO national legislative committee is advocating for the government to continue the Federal Digital Equity program for low-income persons.

Rhonda stated that BCM continues renovating units and that BHA is pulling people off the waitlist. Chair Elanie Amerson asked if the units would be finished by August 23, 2024, and Rhonda said that is the timeline BCM has given her.

Rhonda informed the Board that the landscape company Nature's Way did a great job landscaping Crestmont and the Community building. She stated that they would plan to repair all the grounds in Crestmont. There is no current plan for improved landscaping in RAD 1.

VII. Director's Report

1. Development Updates

Commissioner Mary Morgan asked about the Kohr Community Flats security. Executive Director Kate Gazunis stated that the plan is to have 24/7 security, fob pass keys (which cannot be copied), a security office, and limited access/egress. Commissioner Sue Wanzer asked if we would be in charge of hiring and supervision. Kate stated that BHA will hire a property management company with experience managing permanent supportive housing.

Commissioner Nordia McNish asked what the Kool Kids Club was. Executive Director Kate Gazunis explained that it is a grant we have received to develop and implement a plan to provide activities and positive experiences for kids in the neighborhood. Housing Stability Coordinator Jessica Craig explained that one goal is to create weekly lesson plans with evidence-based practices to further engage with children in the neighborhood.

Commissioner Nordia McNish asked about the availability of computers in the community building. Executive Kate Gazunis explained that currently, hours are based on staff constraints and the hours staff are available. She explained that they would consider changes or add additional hours moving forward.

Commissioner Nordia McNish asked about the hiring of Fox Rothschild, LLP. Executive Director Kate Gazunis explained that they fit the budget of the Kohr project and were the most qualified at the best cost of the four firms considered.

Commissioner Sue Wanzer wants to work with Executive Director Kate Gazunis and the city to improve safety and access to Crestmont Park.

Executive Kate Gazunis also recommended that the Board consider changing the fiscal year-end. She asked that board members think it through and provide individual feedback to her. Lastly, she wanted to inform the Board about her meeting with the shortfall team and their findings. HCV Program Manager Daniel Harmon explained that this is because of rising rental rates, but despite shortfalls, we could continue increasing our voucher numbers.

VIII. Adjournment

Board Chair Elaine Amerson informed all attendees that there would be a brief recess for a BHA Board of Commissioners Executive Session.

A motion was made to recess for an executive session by Tracee Lutes and Sue Wanzer. All were in favor. None opposed. Motion approved. The meeting adjourned at 9:25 am.

Executive Director Kate Gazunis informed Administrative Assistant Yanely Lopez-Delgado that the Executive Session adjourned at 9:55 a.m. Only a legal situation was discussed and no action was taken by the Board

Respectfully submitted by: Yanely Lopez-Delgado, Administrative Assistant.

Approved by: Kate Gazunis, Executive Director