

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF MONROE, LOUISIANA,
HELD ON WEDNESDAY, NOVEMBER 16, 2022**

The Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana, met in a Special Session at 2:00 P.M. on Wednesday, November 16, 2022, in the library of McKeen Plaza, located at 1500 McKeen Place, Monroe, Louisiana 71201.

Those present and absent were as follows:

Present: Vice-Chairman Rick Miller, Commissioner Joe Farr, Commissioner Angelina Jones, and Steve North, Attorney

Absent: Chairman Hal Hinchliffe and Commissioner Beverly Lewis

Also present were: William V. Smart, Executive Director; Jason Roubique, Director of Planning and Development; Janet Sanderford, Director of Accounting; Cheryl Farmer, Director of Operations; Sammie Winters, Executive Administrative Assistant; and Aimee Buchanan, CPA Partner – Allen Green & Williamson LLP

NOTICE OF REGULAR MEETING

TO: Mr. Hal H. Hinchliffe, Chairman
Mr. Rick Miller, Vice Chairman
Mr. Joe Farr, Commissioner
Ms. Beverly V. Lewis, Commissioner
Ms. Angelina Jones, Commissioner
Mr. Steve North, Attorney

You are hereby notified that the Board of Commissioners of the Housing Authority of the City of Monroe is called to meet in Special Session at 2:00 P.M. on Wednesday, November 16, 2022, in the library at McKeen Plaza, located at 1500 McKeen Place, Monroe, LA 71201:

1. Approve minutes of the previous meeting
2. Presentation of management and financial reports
3. Any other business that may come before the board

HAL HINCHLIFFE, CHAIRMAN
ap/hh

Dated this November 3, 2022

Vice-Chairman Rick Miller called the meeting to order, and Mr. William Smart opened the meeting with a prayer.

Vice-Chairman Miller asked for any comments regarding the last meeting. There were none, and Commissioner Joe Farr introduced a motion to approve the minutes of the previous meeting. Commissioner Angelina Jones seconded the motion, and it carried unanimously.

Vice-Chairman Miller then asked for the crime report. Corporal Kwasic Heckard provided the Board with the crime report from October 2022.

Vice-Chairman Miller then presented the first actionable item, a request for approval for disposition of the group homes, LA006000014. After discussion, Vice-Chairman Miller introduced the following resolution:

RESOLUTION # 3878

RESOLUTION FOR DISPOSITION OF THE GROUP HOMES, LA006000014

WHEREAS, the Housing Authority of the City of Monroe ("Authority") has ownership of five buildings currently utilized as group homes under the management of G.B. Cooley Life Services ("Cooley"); and

WHEREAS, the Authority has received confirmation from Cooley that all existing residents of the group homes will continue to be housed and serviced in the same manner to which they have become accustomed, thus ensuring that none of the residents will be displaced by the disposition of these assets. Based on this agreement, neither moving allowances nor tenant protection vouchers are necessary. If situations change and relocation services are required, the Authority plans to utilize operating funds to perform the required functions; and

WHEREAS, the Authority has provided notification of its plan for the disposition of the group homes to the Authority's Resident Advisory Council on 6/23/22 as well as to the public via a Public Hearing on 3/9/22 with no verbalized or otherwise-expressed discontent; and

WHEREAS, the Authority has acquired environmental assessments from Wetlands Unlimited to evaluate the properties; and

WHEREAS, the Authority has acquired the following appraisal values from Michael Graham Real Estate:

- 113 Arkansas Ave., Monroe, LA 71201 – \$218,000
- 2103 South Grand St., Monroe, LA 71201 – \$219,000
- 1591 Shannon St., Monroe, LA 71201 – \$229,000
- 4201 Spurgeon Dr., Monroe, LA 71203 – \$216,000
- 201 Texas Ave., Monroe, LA 71201 – \$211,000; and

WHEREAS, the Authority has consulted with Architecture Associates to determine that the transition of these building layouts into more marketable housing establishments is not an economically sound alternative based on current Public Housing funding sources; and

WHEREAS, the Authority desires to remove the group homes from its portfolio to streamline the focus of its operations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana, that the disposition of the Group Homes, LA006000014, is hereby approved, subject to approval by the Special Applications Center of the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED that the Authority is hereby authorized to sell the Group Homes for the fair market value (appraised value), and the Authority is authorized to take less than fair market value if attempts to sell these properties through word of mouth and public notice, in compliance with all applicable HUD and LA state law requirements, are unsuccessful.

BE IT FURTHER RESOLVED that the Executive Director of this Authority, after acquiring the contract review and approval of MHA's legal counsel, is hereby authorized to sign for the sale of these homes, individually or in any grouping, for and on behalf of the Authority, and to take any and all actions necessary or appropriate to carry into effect the resolutions herein approved.

The above resolution was seconded by Commissioner Jones and carried the following vote:

AYES: Vice-Chairman Rick Miller, Commissioner Angelina Jones, and Commissioner Joe Farr

NAYS: None

CERTIFICATE

I hereby certify the foregoing is a true, accurate, and exact copy of the appropriate portion of the minutes of the meeting held on November 16, 2022, and of the appropriate resolution and action taken thereby.

In witness thereof, the undersigned has hereunto set his hand this ____ day of _____, 2022.

Printed name and title

Signature

Vice-Chairman Miller shifted to the report section of the meeting, asking William Smart to provide the updates for the agency. Mr. Smart reviewed the vacancy and rent roll reports for the agency.

Vice-Chairman Miller asked Shelva Thomas to provide the personnel report. William Smart updated the Board on the status of personnel for the agency.

Vice-Chairman Miller asked Jason Roubique to provide the construction report. Mr. Roubique informed the Board of the status of the current construction and renovation projects.

Vice-Chairman Miller asked Amy Tynes to go over the financial reports. Amiee Buchanan reviewed the data for Public Housing and Section 8.

Vice-Chairman Miller asked if there was anything else that needed to be addressed. There being no further business, Vice-Chairman Miller adjourned the meeting.

RICK MILLER, VICE-CHAIRMAN

CERTIFICATE

William V. Smart, the duly appointed, qualified, and acting Secretary of the Housing Authority of the City of Monroe, Louisiana, do hereby certify that the attached extract from the Regular Meeting of the Board of Commissioners of said Authority held on Wednesday, November 16, 2022, is a true and correct copy of the original minutes of the said meeting on file and record insofar as said attached extract, and I do further certify that each such resolution appearing in said attached extract is a true and correct copy of the same resolution adopted at the said meeting on file and of record.

IN TESTIMONY WHEREOF, I have set my hand and the seal of said Authority this 16th day of November 2022.

WILLIAM V. SMART, SECRETARY

(SEAL)