

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF MONROE, LOUISIANA,  
HELD ON WEDNESDAY, JANUARY 21, 2026**

The Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana, met in Regular Session at 2:00 P.M. on Wednesday, January 21, 2026, at the office of the Housing Authority of the City of Monroe, Louisiana, located at 300 Harrison Street, Monroe, Louisiana 71201.

Those present and absent were as follows:

Present: Vice Chairman Beverly Lewis, Commissioner Joe Far, Commissioner Angelina Jones, and Commissioner Odell Riley

Absent: Chairman Hal Hinchliffe and Steve North, Attorney

Also present were: Shelva Thomas, Chief Deputy Director & People Office; Cheryl Farmer, Operations Director; Janet Sanderford, Accounting Director; Jacqueline Elmore, Section 8 Supervisor; Sammie Winters, Executive Administrative Assistant, and Amy Tynes, CPA, CFE, Interim Chief Financial Officer

**NOTICE OF REGULAR MEETING**

TO: Mr. Hal H. Hinchliffe, Chairman  
Ms. Beverly Lewis, Vice Chairman  
Mr. Joe Farr, Commissioner  
Ms. Angelina Jones, Commissioner  
Mr. Odell Riley, 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 Regular Session at 2:00 P.M. on Wednesday, January 21, 2026, at the Housing Authority of the City of Monroe, located at 300 Harrison Street, Monroe, LA 71201, for the following purposes:

1. To approve the minutes of the previous meeting.
2. To present management and financial reports.
3. To address any other business that may come before the Board.

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HAL HINCHLIFFE, CHAIRMAN  
sw/hh

Dated January 12, 2026

Vice Chairman Beverly Lewis called the meeting to order, and Commissioner Odell Riley opened the meeting with a prayer.

Vice Chairman Lewis 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 Odell Riley seconded the motion, and it was carried unanimously.

Vice Chairman Lewis requested the crime report. Shelva Thomas, Chief Deputy Director, presented the Board with the December 2025 crime report, noting that the agency continues its efforts to reduce and prevent crime within the communities it serves. Ms. Thomas also informed the Board that the agency terminated its contract with Allied Universal Security Systems effective December 31, 2025. Additionally, she reported that the Monroe Housing Authority will schedule a meeting with the Monroe Police Department and other local law enforcement agencies to discuss the potential benefits MHA may gain from the Monroe Police Department's BRINC Drone Initiative.

Vice Chairman Lewis then presented the first actionable item: the annual election of officers. After the discussion, Shelva Thomas, Chief Deputy Director & People Officer, introduced the following resolution:

**RESOLUTION NO. 3976**

**A RESOLUTION RE-ELECTING THE CURRENT OFFICERS FOR ANOTHER TERM ON THE BOARD OF COMMISSIONERS OF THE MONROE HOUSING AUTHORITY.**

**BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Monroe, Louisiana, that Chairman Hal Hinchliffe and Vice Chairman Beverly Lewis are hereby re-elected to their respective offices for another term.

Commissioner Joe Farr introduced a motion to approve the above resolution. Commissioner Odell Riley seconded the motion and carried the following vote:

**AYES:** Vice Chairman Beverly Lewis, Commissioner Joe Farr, Commissioner Angelina Jones, and Commissioner Odell Riley

**NAYS:** None

Vice Chairman Lewis requested agency updates from Shelva Thomas. Ms. Thomas provided the following updates:

**Staffing:**

Ms. Thomas presented the workforce composition as follows:

- Total headcount: 111 employees (full-time and part-time)
  - 65 men
  - 46 women
- Temporary employees: 21

She further reported staffing activity for the period, including:

- 3 new hires
- 1 rehire
- 1 consultant engagement

Ms. Thomas reported operational insights on key metrics, including:

- Vacancy hotspots
- Priority hiring areas
- Turnover risks

**Residential Services:**

Ms. Thomas elaborated on upcoming services for both public housing and retired and family living:

- Residential Council Community Meeting for Public Housing
  - Provides an open forum for residents to share concerns, suggestions, ideas for improvement, and general feedback about their communities.
  - This will take place on Monday, January 26, 2026, at the Miller Building at 11:00 am.

- Residential Council Community Meeting for Retired & Family Living
  - Provides an open forum for residents to share concerns, suggestions, ideas for improvement, and general feedback about their communities.
  - This will take place on Wednesday, February 18, 2026, at South Pointe at 11:00 am.

**Compliance:**

Ms. Thomas presented the compliance report, noting the following:

- Burg Jones 100% Audit
  - All 302 files are in the new file order.
  - JaParris Williams is the new Property Manager.
  - Linda Norton is serving as the consultant.

**Construction Update:**

Ms. Thomas presented an update on current and approved construction projects:

- **Frances Tower Rooftop Lighting:** The project has been completed.
- **South Pointe III Roof:** The contract was signed on September 11, 2025, with a Notice to Proceed issued on January 5, 2026.

Chairman Hinchliffe asked Amy Tynes, CPA, CFE, Interim Chief Financial Officer, to go over the financial report. Mrs. Tynes reviewed the data for Public Housing and Section 8.

Vice Chairman Lewis asked if there was any further business to come before the Board. There being none, Commissioner Farr made a motion to adjourn the meeting, which was seconded by Commissioner Odell Riley and carried unanimously. Vice Chairman Lewis then adjourned the meeting.

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BEVERLY LEWIS, VICE CHAIRMAN

CERTIFICATE

William V. Smart, the duly appointed, qualified, and acting Secretary of the Housing Authority of the City of Monroe, Louisiana, does hereby certify that the attached extract from the Regular Meeting of the Board of Commissioners of said Authority held on Wednesday, January 21, 2026, 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 21<sup>st</sup> day of January 2026.

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WILLIAM V. SMART, SECRETARY

(SEAL)