

MINUTES
CHARLES CITY HOUSING AND REDEVELOPMENT AUTHORITY
April 14, 2015 7:00 a.m.

Members Present: Jenna Haglund, Stewart Coulson, Jeremy Heyer, and Susan Andersen.
Absent: Eric Miller. Others present: Heidi Nielsen, staff.

Call to Order. Chairperson Heyer called the meeting to order at 7:02 a.m.

Public Comment. None

Amend-Approve Minutes of March 19, 2015. On motion by Coulson and second by Andersen, the minutes of March 19, 2015 were approved as presented. Ayes: 4, Nays: 0. Motion carried.

Approval of Bills. Haglund moved, Andersen seconded the motion to approve payment of the revised bill listing totaling \$80,415.44. Ayes: 4, Nays: 0. Motion carried.

Communications. Items under Communications were reviewed. No action was taken.

Old Business. None

New Business.

Review Financial Statements. The operating reports for the period ending March 31, 2015 were presented to the board for their review. Nielsen stated that the necessary budget revisions have been identified and sent to City Hall and C. Naber. The revised budgets will be presented for board approval at the May meeting.

Review Bids for 2015 Capital improvements Projects and Make Recommendation. Nielsen informed the board that there were no bids submitted. Based on the recommendation by the architect and City Engineer, the decision was made to split the project into three more manageable projects. Since this would increase the work for Waggoner and Wineinger, Nielsen requested an estimate of the costs. Ed Wineinger requested an additional not-to-exceed amount of \$4,860. This covers the additional estimate of 36 hours to rework the plans, drawings, and manuals. Also covered in the amount was the work to re-bid the projects. In addition, they requested an additional \$2,000 to cover the extra field work for the increased scope of work at Morningside to include the concrete pads. Haglund made a motion to approve the extra work for \$4,860 and \$2,000, and Andersen seconded the motion. Ayes: 4, Nays: 0. Motion carried.

Executive Director Report. Nielsen discussed with the board the new audit requirements concerning the retirement plans and some of the potential difficulties. HUD proposed rule to go smoke-free in all public housing units was also discussed. The board was also informed that HUD has just released a study that was conducted to determine the costs of administering the Section 8 program. The end result was that the agencies are being severely underfunded. Any increase in funding would be contingent upon next year's appropriations.

Being no further business, Coulson moved, Andersen seconded the motion to adjourn. Ayes: 4.
Nays: 0. Motion carried.

Charles City Housing and Redevelopment Authority

Jeremy Heyer, Chairperson

ATTEST:

Heidi Nielsen, Director