

CHARLES CITY HOUSING AND REDEVELOPMENT AUTHORITY

MINUTES

October 15, 2015 7:00 a.m.

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

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

Approve Minutes of September 17, 2015. Coulson moved, Miller seconded the motion to approve the minutes of September 18, 2014. Ayes: 4, Nays: 0. Motion carried.

Approval of Bills. Miller moved, Tyler seconded the motion to approve payment of the revised bill listing totaling \$66,155.39. Ayes: 4, Nays: 0. Motion carried.

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

Old Business. None

New Business.

Review Financial Reports. Operating reports for September 2015 were reviewed. There were no concerns or questions. No action was necessary.

Consider Approval of Resolution 11-15 to Approve Payment Standards. HUD's new Fair Market Rents for 2015/2016 and the current and proposed Payment Standards were presented and discussed. Staff made a request to increase the Payment Standards as presented pending HUD's release of the final Fair Market Rents. Miller moved to approve Resolution 11-15 to revise current Payment Standards. Coulson seconded the motion. Motion carried on roll call vote: Ayes: Heyer, Miller, Coulson, and Tyler. Nays: None. Motion carried on roll call vote.

Consider Approval of Resolution 12-15 to Set New Flat Rents. Nielsen reviewed the requirement to set the flat rents at 80% of the Fair Market Rents. The different rents were reviewed and discussed. Coulson moved to approve Resolution 12-15 to accept revised flat rents as presented. Tyler seconded the motion. Motion carried on roll call vote: Ayes: Tyler, Coulson, Miller, and Heyer. Nays: None. Motion carried on roll call vote.

Executive Director's Report.

The board was told that once the matter under litigation was resolved the matter would be discussed in closed session. In addition, Nielsen informed the board that the Procurement/Section 3 training in Kansas City had been cancelled.

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

Charles City Housing and Redevelopment Authority

Jeremy Heyer, Chairperson

ATTEST:

Heidi Nielsen, Director