

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
September 24, 2025-12:00 p.m.
In-Person and Via Zoom**

Attendance

AHA Commissioners Present

Mike Dauss-AHA
Sylvia Bogle-AHA
Mike Ward-AHA
Rob Spaulding-AHA
Keith Grubbs-AHA
Darla Sallee-AHA

AHA Commissioners Absent

Pauline Neal

Staff Present

Kimberly Townsend
Kevin Sulc
Angela Kaster
Amy Davis
Alacia Goettman
Wendy King
Mary Davis
Nathan Henry

Staff Absent

Guest Present

Ken de la Bastide-Anderson Herald Bulletin-Reporter

Meeting Called to Order/Roll Call

AHA Board Chairman, Mike Dauss called the meeting to order, and roll was taken. A quorum was present.

Approval of Agenda

Motion by Sylvia Bogle. Seconded by Darla Sallee. None opposed. Motion carried.

Approval of Meeting Minutes for August 27, 2025

Motion by Rob Spaulding. Seconded by Mike Ward. None opposed. Motion carried.

Staff Reports

Section 8 reports given and read by Alacia Goettman. We are trying to issue as many vouchers as we can by the end of the year. We were allowed to do twenty-five for this month and twenty-five for next month. Then, it goes down to eight and three. The number will change all the time. The Landlord Symposium went well and we had several speakers.

Public Housing reports given and read by Mary Davis.

Maintenance report given and read by Nathan Henry. Kevin Sulc introduced the board to the new Maintenance Supervisor, Nathan Henry.

ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King. The ARPA funds should be depleted by November. We had a lady graduate from the FSS program with \$18k in escrow for a down payment on a house.

AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc. Kim Townsend acknowledged Wendy King's promotion to CHO (Chief Housing Officer). Kevin

noted that the 2021 Traverse needs a lot of repairs, so we will be looking for a used vehicle to purchase. The closing has been scheduled for Lincolnshire. Updated video of Lincolnshire shown. We are trying to get a bid on fencing for our north lot.

Finance Report prepared by Amy Davis

The Finance report was given and read by Amy Davis. Public Housing had a small loss for the month, but the money is reimbursable, so we will be getting it back. Section 8 had a small profit this month.

Approval of the Finance Report

Motion by Rob Spaulding. Seconded by Darla Sallee. None opposed. Motion carried.

Executive Director's Report-Kimberly Townsend

Report given by Kim Townsend. We will be going into a two-year TBRA contract with the City of Anderson's Community Development Department for \$327k, to help ten families from becoming homeless. I went to Washington, D.C. with the Anderson Chamber of Commerce, and we met with our state legislators. We have a meeting scheduled with HUD to discuss the disposition process. We are making sure to hold tenants accountable for paying their rent. We are going to host another annual meeting this year instead of having our joint board meeting in November. I am the WON (Women of NAHRO) Chairwoman, which is a national committee, as well as, President of IN-NAHRO. We are very excited about the possibilities of WON. Kim shared some items for her upcoming national conference with the board and thanked them for their support.

Old Business

None at this time.

New Business

None at this time.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Motion by Rob Spaulding. Seconded by Darla Sallee. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be October 22, 2025.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Mike Dauss, Chairman

Date