

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING
July 16, 2025
12:00 p.m.**

Attendance

AHI Directors Present

Stephanie Moran-AHA
Kimberlan Peak-Hill-AHA
Rob Spaulding-Zoom
Mike Ward-AHA
Gloria Benson-AHA
Katherine Holzleiter-AHA
Vacancy

AHI Directors Absent

Terry Taylor
Rob Sparks

Staff Present

Kevin Sulc
Amy Davis
Tracy Miller
Angela Kaster
Alacia Goettman-Zoom
Wendy King

Staff Absent

Kimberly Townsend

Guest Present

Ken de la Bastide-Reporter-Anderson Herald Bulletin-AHA

Meeting Called to Order/Roll Call

AHI Board Director, Stephanie Moran called the meeting to order and chaired the June 18, 2025, AHI Board Meeting. Roll call was taken, and a quorum was present.

Approval of Agenda

Motion by Rob Spaulding. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Approval of Meeting Minutes for June 18, 2025

Motion by Katherine Holzleiter. Seconded by Mike Ward. None opposed. Motion carried.

Property Manager's Report-Tracy Miller

Property Manager's Report given and read by Tracy Miller. We only have one vacancy due to a death, and we already have someone approved and waiting to move in. Parkview has some AC unit issues, so while we are working through those everyone that needs a window unit has one.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. There were a couple of Townships that are not participating with the ARPA fund distribution (Richland and there was another one).

Director of Development's Report-Kevin Sulc

Director of Development's Report given and read by Kevin Sulc. Kevin will be giving a tour of Lincolnshire to all board members on July 30th at noon (he will send out an email with the details). Kevin played a video of the progress at Lincolnshire. The Commissioners that sit on

the AHI Board said they would reach out to the mayor and ask him to sign the subordination agreement with STAR Financial Bank, since that is the only item holding up the loan.

Finance Report-Amy Davis

Finance Report given and read by Amy Davis. We have a small profit this month. Our biggest expenses were beautification of Westwood and AC units.

Approval of the Finance Report

Motion by Katherine Holzleiter. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Managing Agent's Report-Kimberly Townsend

The Managing Agent's Report was presented by Kevin Sulc in Kim Townsend's absence at a NAHRO Conference. We might resubmit CDBG and HOME grant applications to the city.

Old Business

None at this time.

New Business

Reelection of AHI Officers-Terry Taylor, President / Rob Sparks, Vice President / Kim Townsend, Secretary/Treasurer. Stephanie Moran opened the floor for additional nominations, but none were presented.

Approval to Reelect AHI Officers

Motion by Rob Spaulding. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Reelection of Board Director, Gloria Benson (Resident of an Anderson Housing, Inc. Property).

Approval to Reelect Board Director, Gloria Benson (Resident of an Anderson Housing, Inc. Property)

Motion by Katherine Holzleiter. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Kevin Sulc noted that we still have a vacancy on the board, but AHI is waiting to become a Community Housing Development Organization (CHDO) before we fill that vacancy.

AHI Resolution 2025-02-Resolution Approving the Submission of an Application for Low Income Housing Tax Credits for the Proposed Development of Lynnwood Village Apartments

The resolution was given and read by Kevin Sulc.

AHI Resolution 2025-03-Resolution Approving the Submission of an Application for Low Income Housing Tax Credits for the Proposed Development of Westvale Manor Apartments

The resolution was given and read by Kevin Sulc.

Approval of AHI Resolution 2025-02 and AHI Resolution 2025-03

Motion by Mike Ward. Seconded by Katherine Holzleiter. None opposed. Motion carried.

Correspondence

Several articles from the Anderson Herald Bulletin are attached. Stephanie Moran congratulated Kim Townsend for being inducted into the 2025 Anderson Community Schools' Hall of Fame. Kim is truly valued for her many contributions to her hometown and is being honored for it.

Adjournment

Motion by Kimberlan Peak-Hill. Seconded by Mike Ward. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be August 20, 2025.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, Director

Date