

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 23, 2025-12:00 p.m.
In-Person and Via Zoom**

Attendance

AHA Commissioners Present

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

AHA Commissioners Absent

Mike Dauss

Staff Present

Kimberly Townsend
Kevin Sulc
Angela Kaster
Amy Davis
Alacia Goettman
Wendy King
Tracy Miller

Staff Absent

Guest Present

None at this time.

Meeting Called to Order/Roll Call

AHA Board Vice Chairwoman, Pauline Neal called the meeting to order and chaired the July 23, 2025, AHA Board Meeting. 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 June 25, 2025

Motion by Keith Grubbs. Seconded by Rob Spaulding. None opposed. Motion carried.

Staff Reports

Section 8 reports given and read by Alacia Goettman. I have included a couple of new reports to show you what gets submitted to PIC in the VMS System.

Public Housing, Maintenance, and Mileage reports given and read by Tracy Miller. The vacancies at Westvale will be filled by August 1, 2025. We are going to open the two-bedroom waiting list.

ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King. We followed up with the townships that were not participating, and they still are not interested in participating. We have a young lady that will graduate from the FSS program soon.

AHI Project Development and HR reports were given and read by Kevin Sulc. Wendy King has completed a certificate in social work. Kim Townsend noted that Wendy's department is responsible for employee retention, and they have been doing a great job. Also, at our last residents' party, they gave us awards, so that was a nice change. Kevin presented a video update on Lincolnshire.

Finance Report prepared by Amy Davis

The Finance report was given and read by Amy Davis. Public Housing had a small profit this month. The board discussed an option to take payments with a small fee to the tenants, but we do not want to put any more of a burden on our tenants, so the board declined the idea. Section 8 had a small profit this month from administration fees.

Approval of the Finance Report

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

Executive Director's Report-Kimberly Townsend

Report given by Kim Townsend. Tenants in Affordable Housing must have renter's insurance now. Mike Ward announced that State Farm Insurance now offers bed bug insurance policies to renters. Unfortunately, it is not being offered to landlords. Kim Townsend distributed email correspondence from Trent Dowling, President of STAR Financial Bank, regarding financing Lincolnshire and still waiting on the mayor. We submitted five grants to the city and all were denied, which has never happened. The grants were written correctly. We have tried everything to get on the mayor's calendar without success. We will see what transpires with the mayor and Trent. Darla will reach out to the mayor as well. Rob, Mike, and Sylvia volunteered to meet with the mayor.

New Business**Resolution 2025-06-Board Resolution for Establishing a 5-Year Criminal Background Check Lookback Policy for Housing Choice Voucher Program Participants**

The resolution was given and read by Alacia Goettman. It was discussed by the board.

Approval of Resolution 2025-06

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

Old Business

None at this time.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Motion by Mike Ward. Seconded by Darla Saltee. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be August 27, 2025.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Pauline Neal, Vice Chairwoman

Date