

**MINUTES OF THE ANDERSON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
August 27, 2025-12:00 p.m.  
In-Person and Via Zoom**

**Attendance**

**AHA Commissioners Present**

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

**AHA Commissioners Absent**

Pauline Neal  
Mike Ward

**Staff Present**

Kimberly Townsend  
Kevin Sulc  
Angela Kaster  
Amy Davis  
Alacia Goettman-Zoom  
Wendy King  
Mary Davis

**Staff Absent**

**Guest Present**

None at this time.

**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 Keith Grubbs. None opposed. Motion carried.

**Approval of Meeting Minutes for July 23, 2025**

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

**Staff Reports**

Section 8 reports given and read by Alacia Goettman. We have been given permission to start issuing vouchers again, so we can issue thirty-one for August, and twenty-five every month for the remainder of the year.

Public Housing reports given and read by Mary Davis. We are going to conduct Resident Advisory Board Meetings between Westvale Manor and Lynnwood each month.

Maintenance report given and read by Kevin Sulc.

ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King. Kim Townsend noted that they were invited to the County Commissioners meeting, and they gave a report on how the funds were being used, and it was well received by the commissioners. The organizations giving out money to Anderson residents have not made it an easy process. We had one graduate from the FSS program in July, and she bought a home with her escrow money. AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc. Kevin also presented the HR Newsletter and gave an update that Tamara Harvey will not be starting

with us in September. The mileage report will be true and accurate going forward. Kevin shared pictures of the progress at 1912 West 10<sup>th</sup> Street.

### **Finance Report prepared by Amy Davis**

The Finance report was given and read by Amy Davis. Public Housing had a small profit this month. Kevin Sulc described what takes place during radon mitigation. Section 8 had a small profit this month from administration fees.

### **Approval of the Finance Report**

Motion by Sylvia Bogle. Seconded by Keith Grubbs. None opposed. Motion carried.

### **Executive Director's Report-Kimberly Townsend**

Report given by Kim Townsend. The AHI Board President, Terry Taylor, passed away, and we did a nice tribute. The AHI Board elected a new President, Stephanie Moran, and Rob Sparks is the Vice President. We are looking to fill the two vacancies we have on the board. We are looking to fill them with candidates that will help us achieve CHDO (Community Housing Development Organization) status. We think we are getting close to a closing date for Lincolnshire. We are having our Landlord Symposium on September 11<sup>th</sup> at the Anderson Impact Center this year. We already have twenty-seven people signed up, and several speakers scheduled including Judge Norrick, John Garman, the police department and a landlord from our affordable side. I will be going to Washington, D.C. with the Chamber of Commerce to meet with our legislators. We have been cracking down on tenants not following HUDs rules and our nation's laws.

### **Old Business**

None at this time.

### **New Business**

### **Resolution 2025-07-Board Resolution Portability Transfers When the Receiving Housing Authority Bills and Has a Higher Payment Standard**

The resolution was given and read by Kim Townsend. It was discussed by the board, and several changes were made to the resolution. The corrected copy was completed and made part of the board record right after the meeting.

### **Approval of Resolution 2025-07**

Motion by Sylvia Bogle. Seconded by Keith Grubbs. None opposed. Motion carried.

### **Correspondence**

Several articles from the Anderson Herald Bulletin are attached.

Kim Townsend commended Darla Sallee for her outstanding work on the Gaslight Festival, and the board agreed.

### **Adjournment**

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

**Meeting adjourned.**

The next meeting will be September 24, 2025.

Respectfully submitted by:

\_\_\_\_\_  
Kimberly Townsend, CEO/ED

\_\_\_\_\_  
Date

Attested by:

\_\_\_\_\_  
Mike Dauss, Chairman

\_\_\_\_\_  
Date