

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
March 25, 2026-12:00 p.m.
In-Person and Via Zoom**

Attendance

AHA Commissioners Present

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

AHA Commissioners Absent

Staff Present

Kimberly Townsend
Kevin Sulc
Amy Davis
Angela Kaster
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 Pauline Neal. Seconded by Sylvia Bogle. None opposed. Motion carried.

Approval of Meeting Minutes for February 25, 2026

Motion by Sylvia Bogle. Seconded by Pauline Neal. None opposed. Motion carried.

Staff Reports

Section 8 reports given and read by Alacia Goettman.

Public Housing reports given and read by Mary Davis. Mary distributed the Resident Monthly Newsletter. We do not have any Easter events planned this year.

Maintenance report given and read by Nathan Henry.

ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King. As of today, all the ARPA funds have been distributed. I have two ladies that will be graduating next month, and both will be buying houses. I had a lady graduate this month to start her own business. Wendy thanked Ken de la Bastide for his FSS Program article in the Anderson Herald Bulletin for helping increase the FSS participation numbers.

AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc. The HR report remained the same. At Lincolnshire, the fourth floor is almost done. I will schedule another tour soon. We have three home sales pending.

Finance Report prepared by Amy Davis

The Finance report was given and read by Amy Davis. Public Housing had a small profit for the month. Section 8 had a small profit this month.

Approval of the Finance Report

Motion by Rob Spaulding. Seconded by Pauline Neal. None opposed. Motion carried.

Executive Director's Report-Kimberly Townsend

Report given by Kim Townsend. Our annual plan problem has a solution going forward. We will now have IHDA sign our plans, since the mayor cannot find time to. We are trying to make the new process seamless for our tenants. We are opening our waiting list for Westvale-2-bedroom units on March 30th. Kim thanked Ken de la Bastide for helping to shine a light on what we are doing at the Housing Authority. We were able to give employee performance review increases between 3%-4% this year. We will be finished with Parkview Place as of March 31st. We had two graduates from the Madison County Leadership Academy this year, Angela and Amy. We will be sending Marian Miller and Nathan Henry to the next class. We will have Commissioners training at our upcoming NCRC/IN-NAHRO Conference at the JW Marriott-Downtown Indianapolis, August 20-22, 2026. We received seven mowing bids this year. We want to congratulate Darla on the opening of her new restaurant.

Old Business

None at this time.

New Business

AHA Board Resolution 2026-06-A Resolution Authorizing Kimberly Townsend to Execute Closing Documents for Properties within the Public Housing Portfolio

The resolution was given and read by Kimberly Townsend.

Approval of Resolution 2026-06

Motion by Pauline Neal. Seconded by Sylvia Bogle. Vote: 7 yeas, 0 nays. None opposed. Motion carried.

AHA Board Resolution 2026-07-Resolution Directing Anderson Housing, Inc. to Amend Its By-Laws

The resolution was given and read by Kevin Sulc.

Approval of Resolution 2026-07

Motion by Rob Spaulding. Seconded by Pauline Neal. Vote: 7 yeas, 0 nays. None opposed. Motion carried.

AHA Board Resolution 2026-08-Board Resolution for the Amendment to Admissions and Continued Occupancy Plan (ACOP): Criminal Activity Evidentiary Standards-Tabled for Now

The resolution was given and read by Wendy King. Mike Dauss recommended tabling this resolution until our attorney, Tom Beeman has reviewed it for strengthening the language.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

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

Meeting adjourned.

The next meeting will be April 22, 2026.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Mike Dauss, Chairman

Date