

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 22, 2026-12:00 p.m.
In-Person and Via Zoom**

Attendance

AHA Commissioners Present

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

AHA Commissioners Absent

Mike Ward-Absent

Staff Present

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

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 Keith Grubbs. None opposed. Motion carried.

Approval of Meeting Minutes for June 24, 2026

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

Staff Reports

Section 8 reports given and read by Alacia Goettman. Alacia acknowledged we have a SEMAP score of 100%. Alacia noted the agency is going to start working with local shelters on the homeless issue.

Public Housing reports given and read by Jayden Mohr. Kim Townsend introduced our new Public Housing Manager, Jayden Mohr, who has been with us in Section 8 for the past six years, so we know great things are coming.

Maintenance report given and read by Nathan Henry.

Termination Activity and FSS (Family Self-Sufficiency) reports were given and read by Wendy King.

AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc. Kim Townsend noted that now the company vehicles are parked in the new fenced area every evening (security monitored), our mileage should go down from that alone. There are some conceptual

pictures planned for the Lincolnshire Grand Opening on future projects. Ken de la Bastide told the board how lovely Lincolnshire is, and he would live there. A discussion of Lincolnshire continued with the board.

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. Section 8 had a small profit for the 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. I just got back from the NAHRO Summer Symposium, and it seems that all housing authorities are in shortfall. HUD has a new program "Work and Dignity Coalition" they will be launching. Rob and I will be attending a Homeless Taskforce Retreat, and we are hoping to recruit some businesses downtown to serve on the taskforce, because have to deal with the homeless daily. We have the Lincolnshire Grand Opening coming up. We have the NCRC/NAHRO Conference coming up. We are also planning to change our reception area in the future.

Old Business

None at this time.

New Business

Pauline Neal would like to partner with another organization to help children. Operation Love is giving away backpacks by appointment right now.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Without hearing any objections, the board was adjourned via consensus by Chairman, Mike Dauss.

Meeting adjourned.

The next meeting will be August 26, 2026.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Mike Dauss, Chairman

Date