

## **HOUSING AUTHORITY MINUTES JULY 8, 2019**

The Board meeting of the Housing Authority of the City of Clay Center was held July 8th, 2019 at 4:00 P.M. in the board room. The following Board Members were present: Schwensen, Girton, Wingerd, Cook and Spielman. Spielman moved and Member Wingerd seconded the motion to approve the minutes from the June 10th, 2019 Board Meeting. Motion carried.

### **HOUSING AUTHORITY:**

Member Spielman moved and Member Wingerd seconded the motion to pay the bills for the Housing Authority covering Check No. 23875 through and including Check No. 23883. The total of the vouchers was \$54,817.16. Motion carried.

The June 2019 financial reports including the Balance Sheet, Profit & Loss actual vs budget, deposits, rent rolls, credit card transactions, journal entries, and payroll breakdown were presented to the Board. Previous Year Comparison was also presented to the Board.

John Kaul gave the Executive Director's Report. Several questions were raised concerning Parkview budget vs actual and how the wage adjustments and Section 125 affect the employees and our bottom line. John Kaul explained that this year's profit and loss has been affected by an abnormal winter and unexpected delays in the start of construction leading to more repairs than expected. All of these issues will be addressed with the completion of construction and lease up, cuts in advertising and personnel costs along with the reimbursement of \$46,232 at Parkview Project Closing. We will also receive \$80,000 of our developer fee at closing. The discussion expanded to the general contractor negotiation and selection process.

John Kaul presented Resolution 5-2019 amending the Section 125 Plan to add the Premium Only Option to the existing Flexible Benefit Plan. This resolution was presented to the Board via email and one in person on June 12<sup>th</sup>. The resolution passed 3 to 1 and was presented today for Board confirmation.

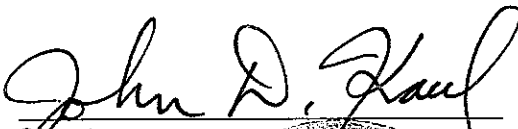
### **TOLIN TERRACE**

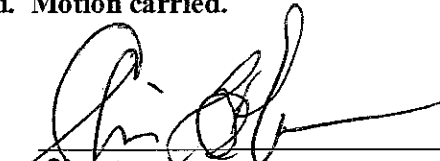
Member Spielman moved and Member Cook seconded the motion to pay the bills for the Tolin Terrace covering Check No. 5493 through and including Check No. 5498. The total of the vouchers was \$23,237.68. Motion carried.

The June 2019 financial reports including the Balance Sheet, Profit & Loss actual vs budget, credit card transactions, deposits, and rents were presented to the Board. Previous Year Comparison was also presented to the Board.

### **GENERAL:**

As there was no further business, Member Spielman moved and Member Wingerd seconded the motion that the meeting be adjourned. Motion carried.

  
Secretary

  
Chairman

