

The Board of Commissioners of the South Pittsburg Housing Authority met for a regularly scheduled meeting at 4:30 p.m. on Monday, May 16, 2022 at the office of the South Pittsburg Housing Authority.

Chairman Mary Faye Payne chaired the Board and called the meeting to order with the following members present:

Mary Faye Payne, Chairman
Shannon Duggar; Vice Chairman
Delorah Starkey, Commissioner
Lamar Jenkins, Commissioner
Jimmy Haley, Commissioner

Also present was Executive Director, Lisa Cross.

The Chairman declared a quorum present and the meeting was open for business.

Commissioner Lamar Jenkins made a motion to approve the board agenda for the May 16, 2022 meeting. The motion was seconded by Vice Chairman Shannon Duggar. All were in favor of approving the board agenda and the motion carried.

Commissioner Lamar Jenkins made a motion to approve the April 2022 meeting minutes. The motion for the approval of the April meeting minutes was seconded by Vice Chairman Shannon Duggar. All were in favor of approving the April 2022 regularly scheduled meeting minutes and the motion carried.

Chairman Mary Faye Payne made a motion to approve the April 2022 financials. The motion was seconded by Commissioner Lamar Jenkins. All were in favor of approving the April 2022 financials and the motion carried.

Unfinished Business:

There was no unfinished business to be discussed in the May meeting.

New Business:

The first item under new business was Resolution 979: Establishment of Utility Allowance and it reads:

**RESOLUTION NO. 979
UTILITY ALLOWANCE
Effective: May 16, 2022**

Cost Allowance for Tenant Purchased Utilities:

Electricity Allowance: For Lighting, Refrigeration, and Minor Household Appliances

Type Units	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
	\$42	\$47	\$52	\$56	\$63	\$68

Said fixed dollar allowance for tenant-purchased electricity shall be deducted from the tenant's gross rent.
Monthly Gas Allowance: For cooking, water and heating.

Type Units	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
January	64	81	96	105	133	156
February	57	71	84	92	117	138
March	45	56	66	71	91	107
April	26	31	36	39	50	59
May	11	16	21	26	34	39
June	11	15	20	25	33	38
July	11	16	21	26	34	39
August	11	16	21	26	34	39
September	11	15	20	25	33	38
October	23	28	32	35	45	52
November	46	57	67	72	93	109
December	64	80	95	103	132	155

Excess Charge: Over allowance is charged at current rate per Hundred Cubic Feet (CCF) but make no charge until excess is 25 cents or more.

Method of Determination: Monthly billing based on monthly check-meter readings.

Commissioner Lamar Jenkins made a motion to adopt Resolution 979: A resolution to Establish New Utility Allowances as read. The motion to adopt Resolution 998 was seconded by Commissioner Delorah Starkey. All were in favor of adopting Resolution 979 and it was so moved.

Chairman Mary Faye Payne therefore declared said motion carried and Resolution 979 was adopted.

The second item under new business was the discussion of the Demolition and/or Disposition of the property at North Magnolia. After discussion regarding the properties in question, Commissioner Lamar Jenkins made a motion to Demolish the Units at Old Jasper Road and to Dispose of the property located at North Magnolia. The motion was seconded by Commissioner Delorah Starkey. All were in favor, Aye and the motion was so ordered.

The last item under new business was the board approval for Chris Ferrell to be given a Credit Card for the use at Chester Powell Apartments. Vice Chairman Shannon Duggar made a motion to approve Chris Ferrell to have a Credit Card from First Volunteer Bank. The motion was seconded by Commissioner Jimmy Haley. All were in favor-Aye and the motion was so ordered.

Commission Reports, Comments, Questions:

As before in previous meetings, the Cooperative Agreement was discussed. Chairman Mary Faye Payne stated that all we have left to close out and complete any issues

regarding the Cooperative Agreement is awaiting the City of South Pittsburg's Attorney, Billy Gouger to draft the Order of Dismissal for both parties to sign. Lisa Cross will continue to follow up until this is completed.

Next to be discussed is the budget for FYE 2023. Chairman Payne explained how the budget was being given to the board for them to look over prior to the June Meeting in which a new budget would need to be passed. Due to the packet of budget information given to the board, the board agreed that there would be no need for a budget workshop and that if there were any questions, they were welcome to ask Mrs. Cross for explanation. At this time Chairman Payne asked that each employee, prior to year end (6/30) be given a \$ 1,000.00 bonus from the Management Fee Account, due to no COLA increase in salaries for the last fiscal year. The motion to give each employee a \$ 1,000.00 bonus made from the Management Fee account was made by Chairman Payne. The motion was seconded by Commissioner Lamar Jenkins. All were in favor-Aye and the motion was so ordered.

Lastly was the discussion of the Loyd Park property. Chairman Mary Faye Payne, after having received the appraisal from Mr. Carter, the SPHA Chairman noticed in the appraisal the following: Per the document on Page 10 of the Appraisal-

HISTORY OF PROPERTY

According to county records, the property was conveyed by Warranty Deed from The South Pittsburg Housing Authority to The City of South Pittsburg, as recorded in Deed Book 6N Page 160 dated December 6, 1963 and recorded March 17, 1964 in the Register of Deeds Office in Marion County, Tennessee. A federal grant was obtained to develop the park by community leaders and initial construction began in 1963. The initial grant was \$124,031 with the city contributing \$24,000. The cost included clearing and site preparation. The initial structures included a community swimming pool, two ball fields, and four tennis courts. See "Subject Deed" in addendum of this report.

After this discovery, the Chairman requested that Lisa Cross notify all parties that it does not appear the SPHA has any ownership in the Loyd Park property at all; therefore, the City of South Pittsburg is able to proceed and apply for grants, improvements, etc. at Loyd Park. In addition, Chairman Payne stated that there would need to be a document presented and signed by both parties that negates the 25-year Property Use Agreement between the City of South Pittsburg and the SPHA.

Adjournment:

After no further business to be brought before the board, Commissioner Lamar Jenkins made a motion to adjourn the meeting. The motion was seconded by Commissioner Delorah Starkey. All were in favor and we stand adjourned.

Respectfully Submitted:

Secretary

Approved by:

Chairman