

The Board of Commissioners of the South Pittsburg Housing Authority met for a regularly scheduled meeting at 4:30 p.m. on Thursday; March 19, 2026 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
Lamar Jenkins, Commissioner
Dennis Alexander, Commissioner
Randi Wigfall, Commissioner

Also present was Executive Director, Lisa Cross and PHM, Jessica Kelley.

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

Chairman Mary Faye Payne called for a motion to approve the meeting agenda for the March 19, 2026 meeting. Commissioner Lamar Jenkins made a motion to approve the board agenda for the March 19, 2026 meeting. The motion was seconded by Vice Chairman Shannon Duggar. All were in favor of approving the board agenda and the motion carried.

Chairman Mary Faye Payne called for a motion to approve the minutes from the January 2026 meeting. Vice Chairman Shannon Duggar made a motion to approve the January 2026 meeting minutes. The motion was seconded by Commissioner Lamar Jenkins. All were in favor of approving the minutes. Aye and the motion carried.

Chairman Mary Faye Payne called for a motion to approve the financials for January 2026. Commissioner Dennis Alexander made a motion to approve the January 2026 financials. The motion was seconded by Vice Chairman Shannon Duggar. All were in favor of approving the January financials and the motion carried.

Chairman Mary Faye Payne called for a motion to approve the financials for February 2026. Commissioner Lamar Jenkins made a motion to approve the February 2026 financials. The motion was seconded by Commissioner Dennis Alexander. All were in favor of approving the February financials and the motion carried.

Unfinished Business:

There was no unfinished business to be discussed at the March 2026 meeting.

New Business:

There were three Resolutions to be discussed in the March meeting.

RESOLUTION NO.: 1009

A RESOLUTION FOR THE SOUTH PITTSBURG HOUSING AUTHORITY EMPLOYEES TO JOIN THE TENNESSEE CONSOLIDATED RETIREMENT SYSTEM FOR 401 (K) BENEFITS BEGINNING JULY 1, 2026.

BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that Resolution No: 1009 be approved allowing South Pittsburg Housing Authority employees to participate in a non-employer contributory 401 (k) plan with TCRS.

Commissioner Lamar Jenkins made a motion to adopt Resolution 1009: A Resolution for SPHA Employees to join the TCRS system for a 401 (k) benefit program. The motion to adopt Resolution 1009 was seconded by Commissioner Randi Wigfall. All were in favor of adopting Resolution 1009 and it was so moved.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that the above-mentioned Resolution is passed.

RESOLUTION NO.: 1010

A RESOLUTION FOR THE SOUTH PITTSBURG HOUSING AUTHORITY EMPLOYEES TO JOIN THE TENNESSEE CONSOLIDATED RETIREMENT SYSTEM FOR 457 (B) BENEFITS BEGINNING JULY 1, 2026.

BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that Resolution No: 1010 be approved allowing South Pittsburg Housing Authority employees to participate in a non-employer contributory 457 (b) plan with TCRS.

Commissioner Lamar Jenkins made a motion to adopt Resolution 1010: A Resolution for SPHA Employees to join the TCRS system for a 457 (b) benefit program. The motion to adopt Resolution 1010 was seconded by Vice Chairman Shannon Duggar. All were in favor of adopting Resolution 1010 and it was so moved.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that the above-mentioned Resolution is passed.

South Pittsburg Housing Authority
Board Resolution No.: 1011

Resolution to Adopt Fiscal Year 2026 Annual Agency Plan and Capital Fund 5-Year Action Plan (Fiscal Years 2026-2030) for the South Pittsburg Housing Authority

WHEREAS, the South Pittsburg Housing Authority is required to comply with the Quality Housing and Work Responsibility Act of 1998, the Capital Fund Final Regulation at Title 24 CFR Part 905, PIH Notice 2015-18, and all other related U.S. Department of Housing and Urban Development (HUD) regulations and requirements regarding the annual submittal of a Public Housing Agency Plan and a Capital Fund 5-Year Action to HUD; and

WHEREAS, the Fiscal Year 2026 Annual Agency Plan is a comprehensive guide for policies, programs, operations and strategies for meeting local housing needs and goals; and the Capital Fund 5-Year Action Plan includes proposed public housing capital improvement activities and budgets for Fiscal Years 2026-2030; and

WHEREAS, the South Pittsburg Housing Authority is required by HUD to certify, by resolution, that the Board of Commissioners approves the submission of the Fiscal Year 2026 Annual Agency Plan and the Capital Fund 5-Year Action Plan (Fiscal Years 2026-2030), and;

WHEREAS, it is the desire and intent of the Board of Commissioners to comply with all HUD regulations,

NOW THEREFORE, BE IT RESOLVED, that the South Pittsburg Housing Authority Board of Commissioners hereby adopts this Resolution and authorizes the submission of the Fiscal Year 2026 Annual Agency Plan/documents and the Capital Fund 5-Year Action Plan (Fiscal Years 2026-2030) to HUD.

BE IT ALSO RESOLVED, that the South Pittsburg Housing Authority's Chairman of the Board of Commissioners and the Executive Director are authorized to execute, on behalf of the South Pittsburg Housing Authority, the respective HUD-required certifications and documents relative to the submittal of the Annual Agency Plan and the Capital Fund 5-Year Action Plan.

Commissioner Lamar Jenkins made a motion to adopt Resolution 1011: A Resolution to approve the 2026 Annual Plan and 5 yrs. Agency Plan for the SPHA. The motion to adopt Resolution 1011 was seconded by Commissioner Dennis Alexander. All were in favor of adopting Resolution 1011 and it was so moved.

Commission Reports, Comments, Questions:

Director, Lisa Cross updated the board on the current projects, including the Roofing, HVAC projects, NSPIRE inspection and the next step of the Exterior Renovation Project.

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 Dennis Alexander. All were in favor and we stand adjourned.

Respectfully Submitted:

Approved by:

Secretary

Chairman