South Pittsburg Housing Authority June 15, 2026

The Board of Commissioners of the South Pittsburg Housing Authority met for a regularly scheduled meeting at 4:30 p.m. on Monday; June 15, 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, Attorney Carmen Mosley 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 June 15, 2026 board meeting. Commissioner Lamar Jenkins made a motion to approve the board agenda for the June 15, 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 May 2026 meeting. Commissioner Lamar Jenkins made a motion to approve the May 2026 meeting minutes, with typo correction. The motion was seconded by Vice Chairman Shannon Duggar. 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 May 2026. Vice Chairman Shannon Duggar made a motion to approve the May 2026 financials. The motion was seconded by Commissioner Lamar Jenkins. All were in favor of approving the May financials and the motion carried.

Unfinished Business:

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

New Business:

The were several items to be approved/discussed in the June meeting. The first item was as follows:

RESOLUTION NO.: 1012

A RESOLUTION FOR THE ADOPTION OF AN OPERATING BUDGET FOR LOW RENT PUBLIC HOUSING FOR FISCAL YEAR ENDING JUNE 30, 2027 IN THE AMOUNT OF $2,816.210.00 SUBJECT TO HUD CONCURRENCE

BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that said board has reviewed and approved the operating budget for fiscal year ending June 30, 2027 and has found:

1. That the proposed expenditures are necessary in the efficient and economical Operation of the housing and the purpose of serving low-income families;

2. That the financial plan is reasonable in that:
   a. It indicates a source of funding adequate to cover all expenditures;
   b. It does not provide for use of federal funding in excess of that payable under the provision of these regulations (24 CFR 990).

3. That all proposed rental charges and expenditures will be consistent with Provisions of law and the Annual Contribution Contract;

4. That no SPHA employee reflected in the operation budget is serving in a variety of positions, which will exceed 100% allocation of his/ her time.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that the following operating budget for low rent public housing for the fiscal year ending June 30, 2027 in the amount of $ 2,816,210.00 be adopted.

Commissioner Dennis Alexander moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Vice Chairman Shannon Duggar and the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
Mary Faye Payne, Chairperson	
Shannon Duggar, Vice-Chairperson	
Lamar Jenkins, Commissioner	None
Dennis Alexander, Commissioner	
Randi Wigfall, Commissioner	

The Chairperson therefore declared said motion carried and the Resolution passed.

The second item under new business is as follows:

RESOLUTION NO.: 1013

A RESOLUTION TO CHARGE OFF CERTAIN TENANT ACCOUNTS AS UNCOLLECTIBLE

BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that the following listed tenant accounts be charged off as uncollectible:

Name	**Amount**
Jacqueline Walker	$ 139.00
Catherine Scissom	$ 674.58
Victoria Brown	$ 502.98
Emory Reed	$ 589.38
Paul Lewis	$ 174.00
Siara Ford	$ 675.00
Lindsey Taylor	$ 343.02
Toneisha Baker	$ 70.00
Akeela Pryor	$ 1,138.50
Janice Wade	$ 237.40
William Hargis	$ 1,049.50
Allen Blevins	$ 323.00
LaDreamer Garrett	$ 898.32
Nicolas Ware	$ 264.50
Jessica Gothard	$ 563.00
Autumn Goolsby	$ 1,605.00
Sabrina Mitchell	$ 85.00
Tabitha Kelly	$ 5,156.14
Total Charge Offs for June 2026	**$ 14,488.32**

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that the above-mentioned accounts in the amount of $14,488.32 is written off the books as uncollectible.

Commissioner Lamar Jenkins moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Randi Wigfall and the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
Mary Faye Payne, Chairperson	
Shannon Duggar, Vice-Chairperson	
Lamar Jenkins, Commissioner	None
Dennis Alexander, Commissioner	
Randi Wigfall, Commissioner	

The Chairperson therefore declared said motion carried and the Resolution passed.

The next item under new business is the approval of the Elderly FYE 2027 Budget. Commissioner Lamar Jenkins made a motion to approve the Elderly FYE 2027 Budget as presented. The motion was seconded by Vice Chairman Shannon Duggar. All were in favor of approving the Elderly's FYE 2027 Budget-Aye and the motion carried.

The next item under new business is the approval of the Elderly FYE 2026 Charge Offs. Commissioner Lamar Jenkins made a motion to approve the Elderly FYE 2026 Charge Offs. The motion was seconded by Commissioner Dennis Alexander. All were in favor of approving the Elderly's Charge Offs for FYE 2026 Budget-Aye and the motion carried.

The last item under new business was as follows:

RESOLUTION NO.: 1014

A RESOLUTION FOR THE SOUTH PITTSBURG HOUSING AUTHORITY TO AMEND THE SPHA POLICY AND PROCEDURES for VAWA forms.

BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that Resolution No. 1014 be approved amending the South Pittsburg Housing Authority Policy and Procedures for VAWA forms to be updated in accordance with HUD's updated requirements for Violence Against Women Act forms. The VAWA forms will become effective immediately and as written.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the South Pittsburg Housing Authority that the above-mentioned Resolution 1014, amending the SPHA Policy and Procedures for VAWA be adopted

Commissioner Lamar Jenkins moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Vice Chairman Shannon Duggar and the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
Mary Faye Payne, Chairperson	
Shannon Duggar, Vice-Chairperson	
Lamar Jenkins, Commissioner	None
Dennis Alexander, Commissioner	
Randi Wigfall, Commissioner	

The Chairperson therefore declared said motion carried and the Resolution passed.

Commission Reports, Comments, Questions:

Director, Lisa Cross notified the Board of Commissioners about an issue regarding the City of South Pittsburg's lack of invoicing the South Pittsburg Housing Authority for Sanitation/Garbage bill since December 2025. Director Cross stated that the SPHA had figured out in working on our budget that we had not be invoiced by the City, which equals around $ 18,000 that we will need to get an invoice for to close out our books. Commissioner Lamar Jenkins asked Director Cross to look into getting into a contract with K & K waste for the 198 units that we serve to see if we can contract with them directly. Chairman Mary Faye Payne instructed the SPHA to contact City Hall and ask them to send us an invoice for sanitation/garbage bill that is owed.

Director Cross notified the Board of Commissioners that the SPHA, as well as the City of South Pittsburg and SVEC will be having an online auction beginning Thursday June 26-July 1st with several vehicles, UTV, as well as refrigerators/stoves from Elderly Renovations.

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