

THE HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.
February 17, 2015

The Board of Commissioners of The Housing Authority of the City of Cayce, S.C. convened at 5:10 P.M., Tuesday, February 17th, 2015 in Cayce City Hall.

The Chairman called the meeting to order and upon roll call, those present and absent were as follows:

PRESENT: Jack L. Sightler, Jr., Chairman
Bruce Smith, Chair-Elect
Janice Mixon, Commissioner
Silvia Sullivan, Commissioner
Gilbert Walker, Secretary

STAFF: Howard Thomas, Lee McRoberts, Angel Cruz, Arthur Robertson, Melanie Baker

Mr. Smith opened with a prayer.

Upon motion of Ms. Sullivan, seconded by Mr. Smith the minutes of the regular and annual meetings held December 16th, 2014 were unanimously approved.

Mr. Robertson gave the Operations Report for January and February. He stated that no accounts were sent to the Magistrate, there were no accounts over thirty days old, 24 work orders were received in January, 11 received in February, 24 were completed in January and 7 completed to date in February. No emergency work orders were received and no work orders remain.

Chief Cruz gave an update on security in Cayce. There were three reports since the last meeting all of minor nature. There was a general discussion regarding the fire and response time at the unit on Poplar. There is concern over the response time and apparent lack of water on the Cayce Fire trucks. City Council needs to be aware of the matter. Mr. Smith suggested that the bill for the work done to repair the unit be sent back to the adjustor with the insurance company in order to ensure that as much of the costs are recouped as possible. The case worker for Cayce is working with the resident to make sure she receives the appropriate assistance.

Ms. Baker gave a briefing on the 2014 financial audit. It was an unqualified, clean audit meaning no issues were found. Ms. Baker directed the Board to read the Management letter for an overview of the audit. There was an increase of \$53,000 in fixed assets due to the window replacement project. The operating income for Cayce is approximately \$50,000 and there is \$521,430 cash on hand.

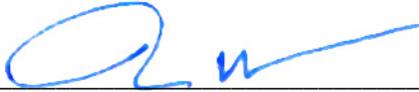
Mr. Walker gave an update on RAD. Congress has approved all funding applications and authorities nationwide are waiting further instruction from HUD on how

to proceed. Staff will bring the Board additional information as it becomes available. Once RAD is in place, staff anticipates being able to build a reserve of unrestricted assets.

Mr. Walker gave an update on the proposed project with Lexington County. Staff has spoken to the owners of both properties being reviewed for acquisition and rehab and they have verbally agreed to the sell for the appraised value. Lexington County Community Development Board are on board to fund and are confirming whether or not the home on Lee St. can be demolished with the grant. Staff is currently waiting on approval from the Lexington County Community Development group to proceed.

Mr. Thomas requested approval to move the April Board meeting and Public Hearing to review the 2015 Annual Plan to the 14th in order to accommodate HUD regulations for submission. Upon motion of Mr. Sightler, seconded by Ms. Sullivan it was unanimously approved.

There being no additional business, the meeting adjourned at 5:55 pm.



Secretary

APPROVED: 
