

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes for the Meeting held Tuesday September 21, 2004 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Marcia Kiefer, Miriam Dorfman

Members Absent: Barbara McLaughlin

RESOLUTION 869:

A motion was made by Miriam Dorfman and seconded by Don Berg to accept the July and August 2004 financials for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

The 2004 Capital Fund Project is not yet complete. The contractor has run into problems with the metal needed to finish the project. The Board has declined to start fining the contractor as allowed in the contract at this time. The architect is aware of the problem and is in contact with the contractor.

The Waverly Low Rent Housing Agency has been awarded a Capital Fund Grant of \$57,347 for YE 2004 by HUD. The Board has approved using \$15,000 of this grant to pay for the completion of the 2004 construction project. The remainder will be used to replace stoves and refrigerators in all the Waverly Homes apartments and the resurfacing of the large parking lot.

Bids were reviewed from three contractors for the Waverly Manor project to replace wall hung sinks with small vanities. Two bids were very close.

RESOLUTION 870:

A motion was made by Marcia Kifer and seconded by Don Berg to accept the low bid from Ramker Construction and Supply. This acceptance is conditional on review of the products to be used making sure they are of equal quality used in the other bid. All votes were affirmative, motion carried.

A discussion was held on the Five-Year Agency Plan to be submitted in October and the Operating Subsidy Grant request also to be submitted in October. The Board decided to hold a Special Meeting on October 12, 2004 at 4:00 p.m. to do a review of both this proposals. Copies of the Agency Plan will be made available to the board members prior to the Special Meeting.

The Director made the Board aware that there is a study being done by a group out of Ohio, commissioned by the Iowa Finance Authority regarding the need for an additional small elderly or handicap rehab complex in Waverly. There will be a zoning meeting on the expansion planned at Trinity Methodist Church on Oct 7th. It was noted that there are several apartments that are vacant or will be vacant in the Waverly Homes and the Waverly Manor. After painting and cleaning, all will be filled from the waiting list by November 1st

A motion was made by Miriam Dorfman and seconded by Don Berg to adjourn. All votes were affirmative, motion carried.

Rebecca Laas, Executive Director