

**MEETING OF THE BOARD OF COMMISSIONERS OF  
THE FAIRMONT-MORGANTOWN HOUSING AUTHORITY**

**HELD January 25<sup>th</sup>, 2023, 4:00 p.m.**

**Commissioners Present:**

Marcella Yaremchuk-Chair  
Jay Rogers-Commissioner  
Brian McAllister -Vice Chair  
Ron Dulaney-Commissioner

**Also Present:**

Christal Crouso – Secretary/Treasurer  
Lisa Darden  
Duane Makel

The meeting of the Fairmont-Morgantown Housing Authority Board of Commissioners was held on Wednesday, January 25<sup>th</sup>, 2023, at 4:00 p.m. at the Morgantown office located at 430 Spruce Street Morgantown, WV. Chair Yaremchuk called the meeting to order.

**CHAIRMAN’S REMARKS**

Chair Yaremchuk informed the board of Commissioner Fallon’s reason for missing the meeting.

**APPROVAL December 14<sup>th</sup>, 2022, MINUTES**

Commissioner Rogers made a motion to approve the minutes with the corrections noted on the last page. Commissioner McAllister seconded the motion. Motion carried.

**FINANCIAL REPORT**

There is not a financial report for this meeting.

**SECRETARY’S REPORT**

In addition to the secretary’s report, Christal Crouso gave the board an update regarding the EHV (Emergency Housing Voucher) program and stated that 73 vouchers are currently being used. The remaining vouchers are going to be the hardest. Additional conversations have been taking place with the Coalition to End Homelessness in regards to the additional case management that is needed and a tentative meeting with Valley has also been scheduled.

Commissioner McAllister asked how many applicants are currently on the EHV wait list.

Ms. Crouso stated that she doesn't know the exact number but that it is close to 25.

Ms. Crouso gave an update in reference to the FYI (Fostering Youth Initiative) program. We have three currently under lease and one in the process of being leased, but needs to find help with her security deposit.

Chair Yaremchuk reminded the board that items can be made available from Blessings from the Basement if needed and she also congratulated FMHA for receiving the 2023 FSS (Family Self-Sufficiency) Grant.

Ms. Crouso stated this full time FSS program will be for two years and in the past we have only received the grant for a part time position, so this new grant will allow us to dedicate more time to the program.

Ms. Crouso gave an update about the Digital Navigator Program. City Net has been assisting us with the role out of 25 laptops that are preloaded with programs (i.e., Word, Excel). They will be much more useful than a tablet.

Ms. Crouso informed the Board that FMHA will host the Earned Income Tax Credit Workshop on Thursday February 2<sup>nd</sup>, 2023 and that the agency received 200 pairs of donated "BOMBA" brand socks for distribution to our applicants/tenants.

Ms. Crouso stated that the Home For Good Program that the money still has not been received but has been approved. This money can be used for landlord repairs. The amount that we will receive is \$20,000.00.

Chair Yaremchuk inquired about the warming shelters that are mentioned in the report.

Ms. Crouso stated that she has been meeting with the Built for Zero group for many months. There is funding for the facility but not for staffing and that is the ongoing problem.

Commissioner McAllister inquired about the busted water pipes at one of the public housing units and asked if we could do anything different to educate our tenants during this time of year.

Lisa Darden explained that the tenant had left the apartment and turned the heat off trying to reduce their costs for heating. Ms. Darden also explained that a newsletter is sent at the beginning of each season to remind the tenants of their obligations. Ms. Darden also stated that the tenant has been charged for the damage that occurred and received a lease violation.

Commissioner McAllister inquired about the signage at the Morgantown Office location.

Ms. Crouso stated that no progress has been made. The Land Re-use Commission is the landlord and we have not received any feedback on the signage requirement. Ms. Crouso also

reached out to Ricky Yeager with the City of Morgantown as a contact for our rental space in Morgantown.

Commissioner McAllister and Commissioner Dulaney stated that if they need to get involved they would be happy to assist.

Commissioner McAllister inquired about the American Rescue Plan Act (ARPA) funds and if we have heard what the City intends to do with the funding, especially dealing with housing. He stated he will go to Council and ask where the funding is going, but before he does he wanted the opinion of Ms. Crouso, since we work with them daily.

Ms. Crouso stated that she would like to call a meeting with the City Manager and Assistant Manager before going to Council.

#### **REPORTS OF THE COMMITTEES**

There are none.

#### **OLD BUSINESS**

These is none.

#### **NEW BUSINESS**

##### Discussion: Transfer of Funds for Certificate of Deposit (CD):

Ms. Crouso stated that Duane Makel received a call from MVB in reference to some good rates coming out for Certificate of Deposits (CD). Over the last few weeks Mr. Makel has been researching rates with the banks that we currently do business with and banks that provide donations for our programs to receive rates on CD's and money markets. The funds that would be transferred to the CD's would be from our capital development account monies and we would also like to transfer monies being held in our Morgantown Homecoming Development account to a money market account. Considering the amount of monies being transferred we could earn a substantial amount of interest compared to what we are receiving currently.

After discussion, Commissioner Dulaney made a motion to approve the transfer from the capital development account in increments of \$250,000.00 not to exceed \$1,000,000.00 to a CD that is FDIC insured and has an interest rate of at least 4.25%. Commissioner Dulaney also made a motion to approve the transfer of \$250,000.00 to a money market that is FDIC insured and has an interest rate of at least 3.25%. Commissioner McAllister seconded the motion. Motion carried.

Discussion: Dunbar School Joint Project:

Ms. Crouso updated the Board that we are still discussing the re-development of Dunbar School with Houston Richardson who is the President of the Dunbar Foundation. There is an extreme need for one bedroom units and with the health care component it could be a very well received project. We have also met with FWD: Slash who is a developer out of California who has been involved in these types of Health/Housing Projects. The developers may want to apply for New Market Tax Credits, but we feel that it will score well with the ARPA funding that is being released from the West Virginia Housing Development Fund. Ms. Crouso stated we don't know yet what the role of FMHA will be, as we know we don't want to own the building or manage the building, but we would like to be considered as a consultant for the project. We could consider an application for project-based vouchers (PBV) to the project.

Commissioner Rogers stated that we need to stay engaged.

**PUBLIC COMMENT**

There is none.

Commissioner Dulaney made a motion to go into Executive Session. Commissioner McAllister seconded the motion. Motion carried.

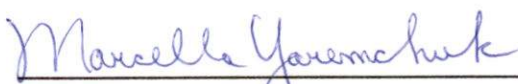
Executive Session began at 4:50 p.m.

During Executive Session, a legal issue and staffing issues was discussed.

Commissioner Rogers made a motion to come out of Executive Session at 5:09 pm. Commissioner McAllister seconded the motion. Motion carried.

Commissioner Roges made a motion to adjourn the meeting. Commissioner Dulaney seconded the motion. Motion carried.

Meeting adjourned @ 5:11 p.m.

  
Chair Marcella Yaremchuk

  
Secretary/Treasurer Christal Crouso