

**MINUTES OF THE
ANDERSON HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING
AND THE
ANDERSON HOUSING INCORPORATED BOARD OF DIRECTORS MEETING
AT THE COMMUNITY HOSPITAL FOUNDATION'S JETTY CENTER
December 10, 2025 – 11:30 a.m. - 1:30 p.m.
In Person and Via Zoom**

Attendance

AHA Commissioners Present

Mike Dauss-In Person
Pauline Neal-In Person
Sylvia Bogle-In Person
Mike Ward-In Person
Rob Spaulding-In Person
Darla Sallee-In Person
Keith Grubbs-In Person

AHI Directors Present

Stephanie Moran-In Person
Mike Ward-In Person
Katherine Holzleiter-In Person
Kimberlan Peak-Hill-In Person
Rob Spaulding-In Person
Marquest Higgins-In Person

Staff Present

Kimberly Townsend
Kevin Sulc
Amy Davis
Angela Kaster
Alacia Goettman
Jayden Mohr
Skylar Cook
Marian Miller
Wendy King
Dawn King
Mary Davis
Melissa Perez
Aryona Umoren
Tamekia Crumpton
Michael Raymore
Nathan Henry
Jody West
Adam West
Jeremy Lambert
Marquise McCloud

AHA Commissioners Absent

AHI Directors Absent

Rob Sparks
Gloria Benson

Staff Absent

Guest Present

Jamil Abdullah-C & A Contracting, LLC
Andrea Baker-Operation Love
Dr. Tom Bannon-Community Hospital Foundation-Anderson
Julie Barton-Heart of Indiana/United Way
Tom Beeman-Beeman, Heifner, Bengel, P.A.
Greg Bramwell-STAR Financial
Pam Clendenen-Ruby's Café & Bakery
Cory Crumpton-C & A Contracting, LLC
Ben Davis-Madison County Community Foundation
Patty Davis-City of Anderson-Fair Housing Dept.
Allie Dickmann-AAA Exterminating
Leslie Dickmann-AAA Exterminating
Doug Dickmann-AAA Exterminating
Trent Dowling-STAR Financial
Dr. Edward Foggs
Bill Fredericks-Fredericks, Inc.
John Fredericks-Fredericks, Inc.
Wegahta "GaGa" Ghebremichel-Tenant
Curtissa Goodwin-Muncie Housing Authority, CEO
Joe Graves-Gold Key Property Management
Karen Hemberger-Heart of Indiana/United Way
Anna Hinton-JAM Printing
Mark Johnson-Mercy Road Church
Whitney Johnson-Mercy Road Church
Lelia Kelley-City of Anderson-Community Development Dept.
Amber Lewis-Lilly-City of Anderson-Community Development
Brandon Lien-PathStone
Stephenie Mellinger-Madison County Health Department
Ashley Murdock-FSS Graduate Moving to Michigan
Melissa Odom-Meldon, HVAC
DJ Odom-Meldon, HVAC
Sherry Peak-Davis-Anderson Impact Center
Meliton and Mrs. Perez-AHA Contractor
Asst. Chief Norman Rayford-Anderson Police Dept.
Lorraine Richardson
Nick Rodgers-Gold Key Property Management
Kari Sisk-Madison County Community Foundation
Katina Strauch-Muncie Housing Authority
Ethan Volk-AAA Exterminating
Shirley Weatherly
Betty Williams
Annie Woodall-Landlord
Jessica Woodall-Landlord
Annie Wood-Bell-Heart of Indiana/United Way

Opening of the Meeting/Roll Call

AHA Board Chairman, Mike Dauss called the meeting to order, and roll was taken of the AHA Board. A quorum was present.
AHI Board President, Stephanie Moran took roll call of the AHI Board. A quorum was present.

Staff Reports

Section 8 report was given by Alacia Goettman.
Public Housing was given by Mary Davis.
Affordable Housing was given by Marian Miller
AHI Project Development, HR, and Mileage reports were given by Kevin Sulc.
ARPA and FSS reports were given by Wendy King.
AHA Finance report given by Amy Davis.
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Declaration of suspending the proper board rules via AHA Board Chairman, Mike Daus, who called for a motion to accept both board packets as presented, including prior month’s meeting minutes.

Approval of the AHA and AHI Board Packets as Presented

Motion by Rob Spaulding. Seconded by Pauline Neal. None opposed. Motion carried.

Board meeting portion adjourned.

Annual Meeting Presentation-Kimberly Townsend

Report given by Kim Townsend. Kim Townsend presented a PowerPoint presentation and Anderson Housing Authority’s “Honoring Housing Heroes” Awards to: Fredericks, Inc., Emily Blue, Heart of Indiana-United Way, Madison County Community Foundation, STAR Financial, Jessica Bastin, and the Community Development Department-City of Anderson. The “Housing Hero CEO’s Award” was presented to Rob Spaulding as Executive Director of the Christian Center: *In grateful recognition of your compassion and service in the Anderson Community. For housing the homeless, feeding the hungry, and seeing the unseen.*

The meeting and luncheon concluded after the presentation.

The next meeting will be January 21, 2026.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Stephanie Moran, President

Date