MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
September 23, 2026-Executive Session-11:30 a.m.
September 23, 2026-General Session-12:00 p.m.
In-Person and Via Zoom

Attendance

AHA Commissioners Present
Mike Dauss-AHA
Pauline Neal-AHA
Mike Ward-AHA
Rob Spaulding-AHA
Keith Grubbs-AHA/Zoom
Darla Sallee-AHA

AHA Commissioners Absent
Sylvia Bogle

Staff Present
Kimberly Townsend
Kevin Sulc
Amy Davis
Wendy King
Angela Kaster
Jayden Mohr
Marian Miller

Staff Absent
Alacia Goettman

Guest Present
Ken de la Bastide-Anderson Herald Bulletin-Reporter

Meeting Called to Order/Roll Call
AHA Board Chairman, Mike Dauss called the meeting to order, and roll was taken. A quorum was present.

Approval of Agenda
Motion by Mike Ward. Seconded by Pauline Neal. None opposed. Motion carried.

Approval of Meeting Minutes for August 26, 2026
Motion by Pauline Neal. Seconded by Mike Ward. None opposed. Motion carried.

Staff Reports
Section 8 reports given by Alacia Goettman and read by Jayden Mohr.
Public Housing reports given and read by Jayden Mohr. Please note the narrative section of the report.
Termination Activity and FSS (Family Self-Sufficiency) reports were given and read by Wendy King.
Maintenance report given and read by Kevin Sulc.
AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc. The doors are finally in and being installed at Topper Terrace.

** Keith Grubbs had to travel for another meeting, so he joined the rest of our board meeting via Zoom. **

Finance Report prepared by Amy Davis
The Finance report was given and read by Amy Davis. Public Housing had a small loss for the month. Section 8 had a small profit for the month.

Approval of the Finance Report
Motion by Rob Spaulding. Seconded by Pauline Neal. None opposed. Motion carried.

Executive Director's Report-Kimberly Townsend
Report given by Kim Townsend. We are going to try to get our Parking Lot Paving Project done this year, if not, we will have to do it in the Spring. There is a major, long-term effort being formed in Madison County to help with the flood victims. Bingham Square has been settled. HUD was here for a site visit a couple of weeks ago and it went very well. We are getting ready for RAD to start. We are going to tour our properties at the combined board meeting in November.

Old Business
None at this time.

New Business
Resolution 2026-11-Authorization of Project-Based Voucher Assistance for Section 18 Scattered-Site Units-presented and read by Kim Townsend.

AHA Board Resolution 2026-11-Authorization of Project-Based Voucher Assistance for Section 18 Scattered-Site Units
Motion by Pauline Neal. Seconded by Rob Spaulding. Vote: 6 yeas, 0 nays. None opposed. Motion carried.

Correspondence
Several articles from the Anderson Herald Bulletin are attached.

Adjournment
Motion by Mike Ward. Seconded by Rob Spaulding. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be October 28, 2026.

Respectfully submitted by:

_____ _____
Kimberly Townsend, CEO/ED Date

Attested by:

_____ _____
Mike Dauss, Chairman Date