

**HADCO
Board Meeting Minutes
September 25, 2025**

PLACE: HADCO Conference Room

TIME: 12:37 PM

ATTENDEES

Commissioners: Jeff Cooley, Mike Baker, Jerry Griesse. Chris Spens and Donna Bosier.
HADCO Leadership: Janeal Kohler and Jamie Ambrosini.

READING & APPROVAL OF MEETING MINUTES

Commissioner Griesse motioned to approve August 28, 2025 HADCO Board meeting minutes. Commissioner Baker seconded. No additional discussion. All in favor; motion passed.

REPORT OF THE SECRETARY

The July 2025 operating statements were provided. The public housing program was showing negative balance due to additional projects completed during the summer along with some reconciliations pending. Staff has no concern this budget will balance back out. The Section 8 program was projected being over budget for housing assistance payments by the end of the calendar year, however, not by as much as HUD projects. Staff will be able to present more accurate shortfall projections closer to the end of the year. Staff has applied for shortfall funding to cover the additional expenses.

PUBLIC COMMENT: None

BILLS, BOARD COMMUNICATIONS AND DISCUSSION ON PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS: Resolution #2179- Approval of Section 8 Fair Market Rents. Mrs. Kohler explained HUD publishes the fair market rent annually and PHA's can adopt 90% to 110% without HUD approval. Mrs. Ambrosini explained with the current market conditions and the fact we are currently in shortfall it was recommended to keep the current adopted rates. Discussion had on variables to the financial strategy when adopting fair market rents. Commissioner Spens motioned to approve Resolution #2179, Commissioner Baker seconded. No additional discussion. All in favor; motion passed.

ADJOURNED: 1:05 PM