

Minutes of the Meeting of the Housing Authority
of the City of St. Joseph

A meeting of the Housing Authority Board of Commissioners was held on Thursday, December 18, 2025, at 4:00 p.m. at 2902 So. 36th Street.

The meeting began with a roll call, in attendance were the following;

Commissioners: Michael Barnes, Robin Kilgore, Paulette Million, Lindsey Bernard, and Leslie Ross

Staff: Jeff Penland, Leslie McQueen and Kendra Sands

The minutes from the November 20, 2025, meeting were approved.

New Business

Resolution #1089

Resolution approving the 2026 Property and Casualty Renewal from Missouri Housing Authorities' Property & Casualty Inc. (MHAPCI) for \$169,269.97.

Commissioner Robin Kilgore made motion to approve Resolution #1089.

Commissioner Paulette Million seconded the motion and the following vote was recorded;

Ayes: Commissioners Michael Barnes, Robin Kilgore, Paulette Million, Lindsey Bernard and Leslie Ross

Nays: None

Abstentions: None

Resolution #1090

Resolution authorizing the second payment of the 5 year lease in the amount of \$47,612.25 for the purchase of Verkada Physical Security-Main Campus.

Commissioner Paulette Million made motion to approve Resolution #1090, Commissioner Lindsey Bernard seconded the motion and the following vote was recorded;

Ayes: Commissioners Michael Barnes, Robin Kilgore, Paulette Million, Lindsey Bernard and Leslie Ross

Nays: None

Abstentions: None

Resolution #1091

Resolution approving the Proposal and Contractor Agreement from S&S Real Estate Contractor to rebuild the Scattered Sites property located at 820 No. 5th Street using Insurance Proceeds.

Commissioner Robin Kilgore made motion to approve Resolution #1091, Commissioner Paulette Million seconded the motion and the following vote was recorded;

Ayes: Commissioners Michael Barnes, Robin Kilgore, Paulette Million, Lindsey Bernard, and Leslie Ross

Nays: None

Abstentions: None

Jeff Penland presented the “Executive Director State of the Agency Summary” to the Board of Commissioners and reviewed the Housing Authority’s accomplishments for the past year.

At this time the Board of Commissioners voted to go into Closed Session for Personnel Actions, and the meeting went into Closed Session.

When the Board of Commissioners voted to go back into Open Session, the Occupancy Reports for the Low Rent Programs and the Voucher Program were discussed. The Financial Reports for the Low Rent Programs and the Voucher Program were also discussed. The Board stated that they prefer the new Financial Reports that were presented at this meeting.

There was no further business to discuss and the meeting was adjourned.

Michael Barnes, Chairman of the Board

ATTEST: _____
Jeff Penland, Secretary