

COLUMBIA CITY HOUSING AUTHORITY MEETING MINUTES
Regular Session
Common Council Chambers of City Hall, Columbia City, Indiana
September 16, 2025
5:00p.m.

Members Present: Matt Curry, Chair
Steffanie Powers, Secretary
Latricia Banuelos
Jennifer Duff
Bryan Graham
Mike Malcolm

Members Absent: Jennifer O'Connor

Also in Attendance: Chip Hill, Community Development Director

Call to order/Roll call/Minutes

Chair Matt Curry called the meeting to order. Attendance was as listed above. Matt Curry asked for a motion to approve the July and August 2025 meeting minutes. Jennifer Duff made a motion to approve the minutes, seconded by Bryan Graham. A voice vote was taken; passed unanimously.

Appointment and approval of Vice Chair

This matter was tabled until the next meeting.

Landlord registration update

Matt Curry advised that there would be an ordinance committee meeting on Tuesday, September 23 at 2:30 p.m. in Gary's office in the basement. The proposed landlord registration list would be discussed at this meeting. Mike Malcolm stated that he would definitely attend the meeting, with some other members saying that they would check their calendars to see if they could attend.

New Homes - Walnut St. House (inspection)

Matt Curry shared that Josey had looked at the Walnut Street home. The CCHA discussed repairs and renovations that would need to be done to the home including repairs of a leak near a drain; repair of one of the basement walls which sags inward and a hump by the kitchen floor; fixing of the porch, one side of which is sagging; foundation repair, possibly with a drain installed; roofing work; HVAC work; asbestos removal; and perhaps demolition of the garage and remodeling of the kitchen and bathroom. Josey estimated that it would easily cost \$50,000 - \$70,000 to fix up the home. He recommended paying no more than \$80,000 - \$100,000 for the home, if the CCHA was not planning to remodel the kitchen and bathroom. However, the CCHA

would like to do those interior remodels. The CCHA agreed to initially offer \$125,000 for the home, and then have an official inspection done. After the inspection, if it comes back as expected, the offer amount would be lowered. Bryan Graham moved to make Jennifer Duff the negotiator for the CCHA in the potential purchase of the home, seconded by Latricia Banuelos. This motion passed unanimously.

Brandon will be the realtor to list the next home that the CCHA sells. There was discussion about whether Jennifer Duff and Bryan Graham could be involved as a realtor/loan officer for a potential buyer for the Walnut St. house after it was fixed up. It was agreed that this was something that should be run by Marcia McNaghy, and Matt Curry agreed to send Marica McNaghy's contact information to Jennifer Duff to inquire about this.

Other

There are no new CCHA loan applications.

The CCHA will work on a flyer to give to realtor's offices and insurance offers at the next meeting.

Adjournment

Matt Curry asked for a motion to adjourn. Bryan Graham moved to adjourn, seconded by Latricia Banuelos. The meeting was adjourned at 5:44 p.m.

Submitted by Steffanie Powers, Secretary