

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
January 20, 2010
5:30 p.m.**

Members Present: Eileen Meyer, Board Chair
Ida Jane Leupold
Jim Sherow
Phil Anderson

Members Absent: Randy Stitt
Jan Galitzer

City Commission Liaison: Jim Sherow

Staff Present: Mandy Thomas, Assistant Executive Director
Patrick O'Neil, Special Projects Manager/HR

- I. **CALL TO ORDER**
Eileen called the meeting to order at 5:30 p.m.
- II. **OPEN FORUM**
 - a. New Comments or Concerns: No new comments or concerns were presented.
 - b. Adjournment Time: Adjournment time was set for no later than 6:00 p.m.
- III. **MINUTES**
Phil moved to approve the minutes of the November 23, 2009, Regular Meeting and the December 9, 2009 Special Meeting as presented. Jim seconded. Motion carried 4-0.
- IV. **EXECUTIVE DIRECTORS REPORT**
 - a. Mandy updated the Board on JoAnn's upcoming schedule.
 - b. The Housing Authority is awaiting HUD approval of proposed bid packets for the upcoming ARRA Capital Fund projects at Pottawatomie Court, Hudson Circle and Baehr Place. Requests for proposals will be sent when HUD approval is received.
 - c. Richard Nemchik of HUD's Office of Fair Housing and Equal Opportunity was on-site to conduct a fair housing review on January 19th and 20th, 2010. Mr. Nemchik will provide the Housing Authority with his conclusions after completing a telephone interview with the Executive Director.
 - d. Jim asked about the 2009 budget in the report. Mandy answered that after transferring Capital Funds to the general fund, the budget showed positive income for 2009.

V. COMMISSIONER'S COMMENTS

- a. Ida Jane noted that since the Housing Authority had ended the maintenance agreement with Manhattan Area Housing Partnership (MAHP) for the Six Units I & Six Units II properties, the properties did not have a maintenance person and it was becoming difficult for the residents to have work orders completed. Ida Jane asked if it would be possible for the Housing Authority to enter into a new maintenance agreement with MAHP that would be more profitable for the Housing Authority. Mandy stated that the rate charged in the contract would have to be increased significantly over what was included in the previous agreement. The Housing Authority would have to hire an additional maintenance employee to avoid overstretching the maintenance department. The Housing Authority still performs maintenance at The Gardens and FHI, but would like to hire a separate employee to perform maintenance at these developments as well. Jim stated that the idea of a new maintenance agreement with MAHP would be worth researching.

VI. OLD BUSINESS

- a. Board Appointment Policy: No new information was available regarding the policy.

VII. NEW BUSINESS

There was no New Business on the meeting agenda.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 5:50 p.m.

Respectfully Submitted,

Eileen Meyer, Board Chair