

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
SPECIAL MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
February 27, 2006
4:00 p.m.**

Members Present:

Phil Anderson
Bruce Snead
Randy Stitt
Gary Olds
Carol Gould
Andy Carson

Members Absent:

Ida Jane Leupold

City Commission Liaison:

Bruce Snead

Staff Present:

JoAnn Sutton, PHM, Executive Director
Mandy Thomas, Asst. Executive Director
Pamela Schreiber, Administrative Assistant
Michael Wilhoite, Facilities Supervisor

I. CALL TO ORDER

Bruce called the meeting to order at 4:05 p.m.

II. OPEN FORUM

- a. Adjournment Time-5:00 p.m.: The Board of Commissioners agreed upon an Adjournment time of 5:00 p.m.

III. COMMISSIONER COMMENTS

Gary apologized for being absent at the last regular meeting, and asked about the progress of the shields for the Cell Towers that were placed on the Apartment Towers roof and if there were any concerns regarding installation of the cell towers. Michael stated that T-Mobile was still trying to identify and receive approval of an appropriate color, and they were to bring another sample this week or next. JoAnn stated that the only concern she had was with Westlink; they had not submitted their Annual payment, but when she contacted them, they notified her payment would be sent.

IV. OLD BUSINESS

There was no old business to be discussed.

V. NEW BUSINESS

- a. Award Developer Agreement – Flint Hills Place Improvements: JoAnn informed the Board that although there had been inquiries from other developers, Jim Moore of R & J Investment Group, LLC was the only one to submit a formal proposal. The Development Agreement is a required form; the first step in HUD approval was the Disposition Application, which has already been submitted to HUD. The Agency Plan will have to be amended to show the disposition of all sixty units, rather than the thirty that the Housing Authority had initially thought. There will have to be a Public Hearing, but can be done at the same time as the Resident Hearing. Bruce asked if there were any questions from Commissioners. Gary asked what the impact of changing our status from a large Housing Authority to a small Housing Authority. JoAnn stated that the impacts would be mostly positive. The Agency Plan would be streamlined, and not the full version. In addition, the Manhattan Housing Authority would be relieved of the Project Based Accounting requirements, and would also only be required to submit the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) reports every other year, rather than every year. Another possible benefit would be the ability to use the Operations line item under capital funds to subsidize operating expenses from the operating budget, if there was a financial burden. Currently, as a large Housing Authority, this is not a noption. Gary asked if there was any way the funding would be cut. JoAnn explained that the only reductions will be from the Operating Subsidy and Capital Funds on thirty of the units at Flint Hills Place, but there will be a separate operating budget for the tax credit units. Gary asked if there were any disadvantages to waiting a year or two to submit the application. JoAnn said that she felt like the advantage now was with the developer, and the support that he has recently gotten with the Gardens at Flint Hills project. Also, there are some improvements that need attention immediately such as the resurfacing of the parking lot, painting, and interior work; those items would cause a strain on other budgets without the tax credit funding. Gary asked if there was anything that could possibly stop or slow down the process once the Board approved the proposal. JoAnn informed the Board that the only foreseeable things that could stop or slow the process was if HUD did not approve the proposal or the tax credit application was not funded.

JoAnn suggested that the proposed motion be amended so that she would have the authority to prepare and submit additional documents to HUD as necessary to gain approval of the project. There are several more approvals that will be required before the project will be allowed to move forward. Bruce moved to authorize the Executive Director to negotiate and execute the Development Agreement with Jim Moore of R & J Investments, LLC, and authorize the Executive Director to prepare and submit required documents for HUD approval and authorize the Board Chair to submit a letter of support for the Tax Credit application for funding of the project. Phil seconded. There were no further comments. Roll call vote was carried 6-0.

- b. Letter of Support – Flint Hills Place Improvements: JoAnn explained that a letter of support would be needed for the Tax Credit application to move forward. The developer will ask for City Commission approval on March 28, 2006. This was approved in the motion for the developer agreement see item a.)

VI. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 4:30 p.m.

Respectfully Submitted,

Bruce Snead, Board Chair

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