

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS  
ANNUAL MEETING  
CITY COMMISSION CHAMBERS  
Manhattan, KS 66502  
April 26, 2010  
6:30 p.m.**

**Members Present:**

Ida Jane Leupold  
Randy Stitt  
Jim Sherow  
Phil Anderson  
Jan Galitzer

**Members Absent:**

Eileen Meyer  
Lorenza Lockett

**City Commission Liaison:**

Jim Sherow

**Staff Present:**

JoAnn Sutton, PHM, Executive Director  
Mandy Thomas, Assistant Executive Director  
Michael Wilhoite, Facilities Supervisor  
Patrick O'Neil, Special Projects Manager/HR  
Billye Guliford, Section 8 Coordinator  
Shauna Blankenship, Housing Inspector  
Crystal Borhani, Public Housing Manager  
Jolynn Colberg, Customer Service Representative  
Michelle Speicher, Property Manager  
Dustin Nelson, Housing Technician  
Pat Andel, Maintenance Worker II  
Julius Beal, Custodian  
Eve Moore, Custodian

**I. CALL TO ORDER**

Ida Jane called the meeting to order at 6:35 p.m.

**II. OPEN FORUM**

- a. New Comments or Concerns: There were no new comments or concerns.
- b. Adjournment Time: Adjournment time was set for 7:30 p.m.
- c. Housing Authority Recognitions: JoAnn presented annual recognitions to staff, computer lab monitors, site hosts and special recognitions as follows:
  1. Employee of the Year – Jolynn Colberg, Employee of the Year
  2. Resident of the Year – Ann Noll, Carlson Plaza
  3. Host/Hostess Recognitions-Yvonne Harold, Linda Rose, Lillie Torres, Rachel Winters

4. Groundskeepers – Marcus Rogers, Marvin Hitschman and Amy Price
5. Computer Lab Monitors-John Hawks, Linda Wiley, Sandra Salas and Hyoungjin Jun
6. 35 Year Service Award – Michael Wilhoite, Facilities Supervisor
7. Special Award – Rick Smith (posthumous)
8. Board Members Recognition-Randy Stitt, Ida Jane Leupold, Jim Sherow, Eileen Meyer, Phil Anderson and Jan Galitzer

### **III. MINUTES**

Jan moved to approve the minutes of the March 22, 2010 Regular Meeting as presented. Phil seconded. Motion carried 5-0.

### **IV. EXECUTIVE DIRECTORS REPORT**

- a. JoAnn informed the Board that the Housing Authority has expended 44% of American Recovery and Reinvestment Act (ARRA) funds to date. Projects currently underway include HVAC & water heater replacement at Hudson Circle and Pottawatomie Court; painting of trim and replacement of siding and guttering at Hudson Circle and Pottawatomie Court; replacement of electrical service panels at Baehr Place; and replacement of the Carlson Plaza trash compactor. Replacement of the Carlson Plaza roof and greenhouse roof is scheduled to begin soon; a Notice to Proceed was issued for April 30, 2010. Other Capital Fund improvements currently being made include computer upgrades and replacement of the phone system.
- b. JoAnn reminded the Board of the upcoming Spring Kansas NAHRO conference being held in Wichita May 11-13, 2010. Commissioners are encouraged to attend the conference.
- c. JoAnn informed the Board of proposed changes to the Public Housing program, known as Transforming Rental Assistance (TRA). Although the TRA initiative is in the very early stages of development, the proposals could lead to great changes in the Housing Authority's operations. Jan asked if the proposed changes would require Congressional action to be implemented. JoAnn stated that the changes would require Congressional action. Randy asked about the timeframe for the changes. JoAnn responded that a final proposal was probably months away, which may be followed by a long period negotiated rule making before any Congressional action was taken.

### **V. COMMISSIONER'S COMMENTS**

- a. Phil complimented staff on the 2009 Annual Report.

### **VI. OLD BUSINESS**

- a. 2010 Goal Setting: JoAnn reviewed the proposed 2010 Goals. Many of the goals remain on going from year to year. Randy moved to approve the 2010 Manhattan Housing Authority Goals as presented. Jim seconded. Ida Jane asked if there was any further comment or discussion. There

were no further comments or discussion. Ida Jane called for a roll call vote. Roll call vote carried 5-0. Randy added that he would like to see the Housing Authority establish a target amount for increasing reserve funds. JoAnn stated that staff would work to establish such a goal within the budget.

**VII. NEW BUSINESS**

- a. Approval of 2009 Annual Report—Resolution No. 042610-A: JoAnn gave a brief overview of the 2009 Annual Report. The Annual Report will also be published on the Housing Authority's website. Jim suggested sending enough copies to the City of Manhattan for each City Commissioner. Jim moved to approved Resolution No. 042610-A, adopting the 2009 Annual Report. Jan seconded. Ida Jane asked if there was any further discussion. There were no further comments or discussion. Ida Jane called for a roll call vote. Roll call vote carried 5-0.

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting at 7:21 p.m.

Respectfully Submitted,

Eileen Meyer, Board Chair