

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING**

**APARTMENT TOWERS COMMUNITY ROOM
300 N 5TH STREET, Manhattan, KS 66502**

May 11, 2005

5:30 p.m.

Members Present: Gary Olds
Ida Leupold
Bruce Snead

Members Absent: Katherine Burgess
Jerry Lowenstein
Randy Stitt

City Commission Liaison: Bruce Snead

Staff Present: JoAnn Sutton, PHM, Acting Executive Director
Mandy Thomas, Acting Asst. Executive Director
Pamela Schreiber, Administrative Assistant
Michael Wilhoite, Facilities Supervisor
Janine Straw, Customer Service Rep
Melanie Glasscock, Social Work Practicum

I. CALL TO ORDER

In the absence of a quorum, Bruce Snead, Chair, called discussion to order at 5:50 p.m. due to a new commissioner

II. OPEN FORUM

- a. New Comments/Concerns: JoAnn Sutton introduced Melanie Glasscock, Social Work Practicum student and Janine Straw, Customer Service Rep to the Commissioners.
- b. Adjournment Time-7:30 p.m.: The Board of Commissioners agreed upon an Adjournment time of 7:30 p.m.
- c. Housing Authority Recognitions: JoAnn Sutton and Bruce Snead presented Mandy Thomas, Acting Assistant Executive Director, with a ffive (5) yyear service aaward.

III. COMMISSIONER COMMENTS

sGary requested staff research the possibility to add a barrier on top of the Baehr Place storm shelter to defer children from climbing on the roof. Michael Wilhoite, Facilities Supervisor, stated this has been looked into in previous years, and that it was determined to be more of a hazard with a railing than without, but that staff can continue to research options.

IV. MINUTES

Approval of the April 20, 2005 was tabled due to lack of quorum.

V. EXECUTIVE DIRECTOR REPORT

JoAnn informed the board of the following:

- a. as;rationThe Housing Authority submitted entries to the NAHRO committee and received four (4) Awards of Merit. Ida and JoAnn will be in San Francisco for the National Conference to accept the awards.
- b. JoAnn attended a meeting at the Citywith City Staff, T-Mobile and Westlink to discuss zoning issues for the new antennas that will be on top of Apartment Towers. There is still no contract or money from Westlink.
- c. On May 16, Lt. Moldrup will be presented an award at the Law Board meeting recognizing his service to the Housing Authority. There is also discussion between the Housing Authority and the Police Department to strengthen the relationship between the two agencies.
- d. The Section 8 Management Assessment Program (SEMAP) appeal is in process. There was a staff data entry error, and it is anticipated the appeal will be granted.
- e. As a follow-up to Commissioner questions at the Annual meeting, HUD does not allow Housing Authority's to create policies prohibiting portability of the Section 8 Vouchers. They also stated it would be questionable to establish any non-smoking policies.
- f. Next week is the Kansas NAHRO conference and Commissioners Snead, Leupold, and Olds will be attending. Commissioner Snead has been nominated for the Commissioners Service Award.

VI. OLD BUSINESS

- a. the9yearsit is in the best interest of the Housing Authority tocontract with another agency to. Draft By-Laws: JoAnn stated the eligibility to become a commissioner is within the city limits of Manhattan per the City of Manhattan.

VII. NEW BUSINESS

- a. leAdministrative Plan Amendment – Resolution No. 051105-A: Resolution was tabled due to lack of quorum.
- b. Admissions and Continued Occupancy Policy Amendment – Resolution No. 051105-B: Resolution was not tabled due to lack of quorum.
- c. Capitalization Policy – Resolution No. 051105-C: Resolution was tabled due to lack of quorum.
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d. Recess into Executive Session until _____ p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to compensation of the Acting Executive Director: No motion to move in to Executive Session due to lack of quorum.

- e. theaAt the close of the Executive Session, the Board will reconvene and take action as deemed appropriate: Could not close Executive Session due to lack of quorum to convene into Executive Session.

The Commissioners agreed upon setting a May 24, 2005 noon meeting to discuss the resolutions which were tabled due to lack of quorum.

VIII. ADJOURNMENT

At 7:00 p.m. the Board Members present could not adjourn the meeting due to quorum requirements.

Respectfully Submitted,

Bruce Snead, Chair

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