

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS  
ANNUAL MEETING  
CITY COMMISSION CHAMBERS  
Manhattan, KS 66502  
May 18, 2009  
5:30 p.m.**

**Members Present:** Eileen Meyer  
Ida Jane Leupold  
Jim Sherow  
Phil Anderson

**Members Absent:** Randy Stitt  
Jan Galitzer

**City Commission Liaison:** Jim Sherow

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

**I. CALL TO ORDER**

Eileen called the meeting to order at 5:32 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 the conclusion of Agenda items.

**III. MINUTES**

Jim moved to approve the minutes of the April 13, 2009, Annual Meeting as presented. Ida Jane seconded. Motion carried 4-0.

**IV. EXECUTIVE DIRECTORS REPORT**

- a. JoAnn informed the Board that the Housing Authority had received the Best Annual Report and Best Newsletter for medium housing authority from Kansas NAHRO. A MHA Public Housing Resident was also chosen as the recipient of a \$300 scholarship from Kansas NAHRO's Dru Thomas scholarship fund.
- b. The Housing Authority will be applying for approximately \$500,000 in Capital Fund Competitive Grant funding for the replacement of all windows at Apartment Towers and Carlson Plaza. The deadline for applications is July 21, 2009; however, housing authorities are being

- encouraged by HUD to submit applications by June 15, 2009. An architect is currently preparing estimates for the proposed project.
- c. JoAnn informed the Board that the Housing Authority is promoting its 40<sup>th</sup> anniversary by adding commemorative seals to correspondence and adding the seal to the Housing Authority's letterhead. Other events to commemorate the anniversary will be planned later in the year.
  - d. JoAnn informed the Board that Kathy Burgess, former Board member, had passed away on May 7, 2009.
  - e. Phil asked which company had been contracted to complete the repairs to units at The Gardens and FHI which had been damaged by grease fires. JoAnn stated that Lumunyon Cleaning and Restoration would be completing the work, which will include replacement of cabinets, some flooring replacement and cleaning and re-painting of walls. Ida Jane asked if the Housing Authority could hold mandatory meetings for residents to help prevent future incidents. JoAnn stated that training could be provided and the Housing Authority can require residents to attend.

**V. COMMISSIONER'S COMMENTS**

- a. Ida Jane reported that fourteen commissioners from across the state had attended the Kansas NAHRO Spring conference. Ida Jane stated that she was also open to suggestions from Board Members for possible commissioner training sessions for the Fall conference.
- b. Phil suggested that Regular Board Meetings be returned to the third Wednesday of each month. It was the consensus of the Board to do so, beginning with the June Regular Board Meeting.
- c. The Board discussed the need to fill one vacant Board Member position. Ida Jane asked if it was possible to change the current rule requiring Board Members to live within Manhattan city limits. JoAnn stated that she was unsure if this rule was originally set by the City or if it was included in the Housing Authority's by-laws. JoAnn said she would research the guideline to see if it could be changed.

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

None

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting at 6:05 p.m.

Respectfully Submitted,

Eileen Meyer, Board Chair