

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

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

May 24, 2005

12:00 p.m.

Members Present: Gary Olds
Ida Leupold
Bruce Snead
Katherine Burgess
Jerry Lowestein
Randy Stitt

Members Absent: NONE

City Commission Liaison: Bruce Snead

Staff Present: JoAnn Sutton, PHM, Acting Executive Director
Mandy Thomas, Acting Asst. Executive Director
Michael Wilhoite, Facilities Supervisor
Camelia Owens, ROSS Grant Coordinator

I. CALL TO ORDER

Bruce Snead, Chair, called the meeting to order at 12:07 p.m.

II. OPEN FORUM

- a. New Comments/Concerns: JoAnn Sutton informed the commissioners two staff members submitted resignation letters; Camelia Owens, ROSS Grant Coordinator and Lucy Ann Gregorio, Public Housing Manager.

The Housing Authority prepared a grant application for the City of Manhattan's Special Alcohol Fund. JoAnn asked the Commissioners if there were any objections to submitting the grant application to the City of Manhattan. Bruce stated the funds for 2005 were very unique last year for the Housing Authority and the Housing Authority may not receive funding for the year 2006.

- b. Adjournment Time- 1:00 p.m: The Board of Commissioners agreed upon an Adjournment time of 1:00 p.m.

III. COMMISSIONER COMMENTS

Ida questioned JoAnn on the number of lease violations issued in April. JoAnn stated the high number of lease violations was due to numerous residents who failed to respond to the Community Service Requirement Program mandated by the Department of Housing and Urban Development. Most of those who received the notices have remedied the breach, and mandatory meetings have been scheduled for those who have not.

Bruce stated the City Commission approved the easement and development agreements for the Gardens at Flint Hills Place development.

IV. OLD BUSINESS

- a. Administrative Plan Amendment – Resolution No. 052405-A: Gary moved to approve Resolution No. 052405-A, Administrative Plan Amendment, as presented. Jerry seconded. JoAnn explained the amendment to the Administrative Plan which included the new income verification program from the Department of Housing and Urban Development. Gary moved to amend the current motion to adopt Resolution No. 052405-B, Admissions and Continued Occupancy Policy Amendment as well. Jerry seconded. Roll call vote: Jerry: Aye, Gary: Aye, Randy: Aye, Bruce: Aye, Ida: Aye, Kathy: Aye. Motion carried 6-0.
- b. Capitalization Policy – Resolution No. 052405-C: Gary moved to approve Resolution No. 052405-C, Capitalization Policy as presented. Jerry seconded. JoAnn explained the Capitalization Policy and answered Commissioners questions. Roll call vote: Jerry: Aye, Gary: Aye, Randy: Aye, Bruce: Aye, Ida: Aye, Kathy: Aye. Motion carried 6-0.

JoAnn stated a neighborhood meeting is scheduled for June 1, 2005 at the Public Library from 7 p.m. until 8 p.m. regarding the development of The Gardens at Flint Hills Place.

JoAnn reminded the Commissioners (Gary, Kathy and Jerry) of two grievance hearings which are scheduled for May 25, 2005 at 5:30 p.m. and 6:30 p.m.

Ida informed the commissioners that Bruce Snead received the Commissioners Service Award from Kansas NAHRO.

JoAnn stated the Housing Authority received the Other Agency Publications award for the Tools For Tenancy program and books from Kansas NAHRO. JoAnn also stated that staff presented the Tools for Tenancy as a program track at the NAHRO conference, which was very well received by conference attendees.

VII. ADJOURNMENT

The meeting was adjourned at 12:45 p.m..

Respectfully Submitted,

Bruce Snead, Chair