

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
June 21, 2006
5:30 p.m.**

Members Present:

Bruce Snead
Randy Stitt
Andy Carson
Gary Olds

Members Absent:

Ida Jane Leupold
Carol Gould
Torry Dickinson

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
Michelle Speicher, Resident Services Coordinator

I. CALL TO ORDER

Bruce called the meeting to order at 5:35 p.m.

II. OPEN FORUM

- a. Adjournment Time-7:30 p.m.: The Board of Commissioners agreed upon an Adjournment time of 7:30 p.m.
- b. A resident at Apartment Towers addressed the parking issues that he has had with other people parking in his assigned parking place. Bruce and JoAnn advised that he come and see the staff in the office to address the concern.

III. MINUTES

Andy moved and Randy seconded to approve the May 17, 2006 meeting minutes. Motion carried 4-0.

IV. EXECUTIVE DIRECTOR REPORT

JoAnn informed the board of the following:

- a. Ida Jane's sister Mary Moyer passed away, and flowers were sent from the Housing Authority and the Board of Commissioners. JoAnn passed around the Thank-you card that was received from the family.

- b. There has still been no word on the Disposition application. JoAnn has contacted the Special Applications center, and also Larry Maxwell at the Kansas City office to request a status update.
- c. The results of the resident survey were tallied and presented to the Commissioners. It seemed that the main resident concerns were security at both Carlson Plaza and Apartment Towers. This was an issue that was going to be addressed with the 2006 Capital Fund Grant.
- d. The Housing Authority has received a draft copy of the independent audit. JoAnn will be reporting back to the Board next month.
- e. The Utility Allowance review and Energy Audits have been completed, and the Housing Authority received the report. There will not be any changes to the Utility Allowances for Public Housing, but will be changes for Section 8, which will be on next month's agenda.
- f. The Gardens site inspection has been rescheduled for June 26, 2006 at 3:00 p.m. instead of July 5th.
- g. JoAnn sent out an e-mail asking about interest in Regional Board training that was suggested at the last Board Meeting. So far, there has been little interest.
- h. There have been mandatory Resident meetings at Flint Hills Place to remind the residents of their obligations and also their behavior. Randy asked if the problems that were going on were connected, and JoAnn stated that there have just been random incidents, and issues that residents need to be reminded could jeopardize their housing.
- i. JoAnn stated that the developer has expressed an interest in requesting a "right-in, right-out" access on Kimball from the Gardens . Bruce suggested that it was not likely to be approved due to the same reasons it was not approved in the original plans, but it could always be taken back to the City Commission by the developer for review, and it would also require an amendment to the PUD.
- j. JoAnn and Mandy attended committee meetings in Galveston for Southwest NAHRO. The Housing Committee discussion centered largely around consortiums, and how it may affect Housing Authorities in the future. Although it would be unlikely that the Manhattan Housing Authority would consolidate, it would be a candidate to serve in the role of a lead agency.

V. COMMISSIONER COMMENTS

Gary asked for clarification format of the HAP and Administrative Fee Payments for Section 8. Although the Housing Authority is currently operating in a deficit, JoAnn explained that this could work in our favor as it demonstrates the programs need for additional administrative funding. JoAnn also explained that this is a new report, and the program has not shown a positive reserve for several years, and that there will be some funds available from other programs (i.e., Tenant Based Rental Assistance) to help offset some administrative expenses at the end of the year.

VI. OLD BUSINESS

- a. Gardens at Flint Hills Place: JoAnn explained the layout of the buildings and the number of units that are in each building. JoAnn also informed the Board that an ad has been placed in the Mercury for the Property Manager position. It will run for two weeks, and then the interview process will begin. It is anticipated that by the end of July there will be a temporary certificate of occupancy issued so that the property manager can move the office into the Clubhouse and also show the units in Building #1. The anticipated completion date is the end of August to mid-September.

VII. NEW BUSINESS

- a. Carlson Plaza By-Laws: JoAnn gave a brief summary on the by-laws revisions at Carlson Plaza, starting with the first draft that was presented to the Board at the Annual Meeting. Bruce asked if the Association wanted to use Robert's Rule of Order and if the activities were flexible, rather than on the specific dates in the By-Laws. Sandra stated that they were just trying to keep the revised by-laws as close as possible to the old by-laws. Randy suggested that there be a clause put in on Page 10 of the by-laws stating that the Housing Authority will not only collaborate but authorize monies spent on activities that benefit the residents of Carlson Plaza. Gary moved to approve the revised Carlson Plaza By-Laws as presented. Andy seconded. There were no further comments. Role call vote was carried 4-0.
- b. Public Housing Admissions and Continued Occupancy Plan (ACOP) and Section 8 Administrative Plan: JoAnn explained that a local preference for persons displaced due to economic development would assist those individuals that are being displaced by the Third Street Redevelopment Project. Randy asked about how many people this would effect, and JoAnn said that there have only been about three potential residents come in to talk with the Housing Authority. Bruce also explained that there is a relocation plan in place through the City, and JoAnn said that one contact has been made through the City Manager's office. Gary commented that he did not vote for the Federal Preference, and he would also not support the local preference. Bruce made a suggestion that he thought the Board should approve the preference in order to aid and assist those in need. Gary stated that he felt the Housing Authority would be endorsing the City's decision for economic development. Bruce and JoAnn stated this was not the intent of the policy, but to assist those who are being displaced locally. Randy moved to approve Resolution No. 062106-A, adopting Public Housing Admissions and Continued Occupancy Policy, and Resolution No. 062106-B, adopting an Amendment to the Section 8 Administrative Plan, establishing a Local Preference for individuals and families displaced due to local economic development. Andy seconded. There were no further comments. Role call vote was carried 3-1 with Commissioner Olds opposing.

VIII. EXECUTIVE SESSION

Bruce moved to recess into Executive Session until 6:35 p.m. for the purpose of discussing matters of attorney-client privilege. Gary seconded. Motion carried by roll call vote 4-0.

The commissioners recessed out of Executive Session at 6:35 p.m.

Bruce moved to recess into Executive Session until 6:50 p.m. for the purpose of discussing matters of attorney-client privilege. Andy seconded. Motion carried by roll call vote 4-0.

The commissioners recessed out of Executive Session at 6:50 p.m. There was no action taken.

IX. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 6:55 p.m.

Respectfully Submitted,

Bruce Snead, Board Chair