

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
July 16, 2008
5:30 p.m.**

Members Present:

Randy Stitt
Ida Jane Leupold
Jim Sherow

Members Absent:

Torry Dickinson
Eileen Meyer
Gary Olds

City Commission Liaison:

Jim Sherow

Staff Present:

JoAnn Sutton, PHM, Executive Director
Michael Wilhoite, Facilities Supervisor
Patrick O'Neil, Special Projects Manager/HR

I. CALL TO ORDER

Randy called the meeting to order at 5:34 p.m. There were not enough Board members present to reach quorum. Randy stated that the meeting would proceed to address general matters and updates and provide time for any other Board members to arrive.

II. OPEN FORUM

- a. New Comments or Concerns: There were no new comments or concerns.
- b. ROSS Graduate Presentation: JoAnn informed the Board that a Public Housing resident had recently graduated from the ROSS program. The participant was unable to attend the meeting; however JoAnn provided some background information regarding the participant's goals and accomplishments.
- c. New Staff Members: JoAnn introduced Sara Yarpezhkan, new ROSS/Resident Services Coordinator, to the Board. JoAnn explained that the ROSS program no longer had supportive service funds, but that the Housing Authority had remaining funds for ROSS Coordinator salaries. The Housing Authority has requested and received an extension to utilize these funds. JoAnn informed the Board that Lori Price had been hired as Assistant Property Manager for FHI and would begin work on July 21, 2008.
- d. Adjournment Time: Adjournment time was set for when all Agenda business was completed, if a quorum was reached before general discussions and updates had concluded.

III. MINUTES

There was no quorum for the approval minutes from the June 18, 2008 Regular Meeting.

IV. EXECUTIVE DIRECTORS REPORT

- a. JoAnn informed the Board about a news release prepared by Kansas Housing Resources Corporation regarding the Flint Hills Place redevelopment after the Ribbon Cutting/Open House on July 14, 2008.
- b. JoAnn reminded the Board that the annual site tour and meetings would be upcoming, usually beginning in September.
- c. Randy asked if JoAnn had received any additional information regarding the 2008 Capital Fund allocation. JoAnn responded that she had not received any additional information and did not expect to hear a response in the near future. JoAnn stated that she did anticipate that if a revision was done and the 2008 Capital Fund amount was increased the Housing Authority would not receive those additional funds until the 2009 Capital Fund allocations.
- d. Randy asked about the Housing Authority's participation in the Juneteenth parade. JoAnn stated that she was disappointed in the attendance for the parade and that there were approximately 600600 fliers remaining that were not distributed.
- e. JoAnn reported that she had attended the Southwest NAHRO conference in Lafayette, LA, where she attended several productive committee meetings.
- f. Randy asked what was planned for the summer retreat. JoAnn stated that the Summer Retreat would involve networking and discussion in the morning and free time for employee and family activities in the afternoon.
- g. JoAnn informed the Board that there were 15 vacancies remaining at FHI. Inspections have been conducted with a few items noted to be corrected. The items have been corrected with construction contingency funds. The contractor will also be going back through units and replacing closet shelves and rods which were not replaced during construction, as well as repairing some landscaping issues.
- h. JoAnn reported that she had received notification from HUD and the independent auditor that they were in agreement that any monies derived from other sources, such as management fees and the leasing of rooftop space, must be spent only on Public Housing activities. This question had arisen from a previous Board request to determine if these funds could be utilized to make a donation to the Manhattan Emergency Shelter, Inc.'s building fund.
- i. Jim informed the Board that the City Commission would be taking up the issue of rental inspections at their next meeting. Jim also stated that the ATA bus service may be exploring the possibility of having fixed bus routes. The City had received notification that the population of Manhattan had surpassed 50,000, which may allow the City to seek funds for more transportation services. JoAnn stated she was aware that the increase in population may make the city available for more funds through Community Development Block Grants. Randy asked if the increased population would affect the Housing Authority. JoAnn stated that it may change the Housing

Authority's designation from non-metropolitan to metropolitan, but she was not sure what effect this may have on the Housing Authority.

- j. JoAnn informed the Board that Congress was currently proposing to fund PHA's at 84% of operating funds for 2009.

V. COMMISSIONER'S COMMENTS

There were no Commissioner Comments.

VI. OLD BUSINESS

- a. Contribution to MESI Fund: No action taken, discussed under Executive Director's report.

VII. NEW BUSINESS

- a. Independent Audit Report for FYE 12/31/2007—Resolution No. 071608-A: No action taken due to lack of quorum.
- b. Travel Policy Revision—Resolution No. 071608-B: No action taken due to lack of quorum.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 6:21 p.m.

Respectfully Submitted,

Randy Stitt, Board Chair