

MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS

REGULAR MEETING

CARLSON PLAZA LOBBY

425 PIERRE, Manhattan, KS 66502

July 20, 2005

5:30 p.m.

Members Present:

Gary Olds
Ida Leupold
Bruce Snead
Katherine Burgess
Jerry Lowenstein
Randy Stitt

Members Absent:

Carol Gould

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
Jason Smith, Program Assistant
Marvin Rhodeman, Maintenance Worker I

I. CALL TO ORDER

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

II. OPEN FORUM

- a. New Comments/Concerns: Resident Sherry Theis shared a concern about taking vacation as a volunteer. Bruce suggested taking it up with JoAnn and if it could not be resolved, she could bring the issue back to the Board.
- 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 presented Ann Porter a check. Willie and Ann met their self sufficiency goals and graduated from the FSS program. They were then eligible to receive the money from their escrow account.

III. COMMISSIONER COMMENTS

Ida presented awards that she picked up during her recent trip to the NAHRO Conference in San Francisco. Manhattan Housing Authority received awards for Tools for Tenancy, Resident Social, Good Neighbor Award, and the Drug Free Zone Signage.

Ida also presented Bruce with the Southwest NAHRO Commissioner of the Year Award.

IV. MINUTES

It was moved and seconded to approve the June 15th meeting minutes as presented. Motion carried 5-0. Randy was not yet present.

V. EXECUTIVE DIRECTOR REPORT

JoAnn informed the board of the following:

- a. Two new employees were hired since the last meeting. Jason Smith began working at the Housing Authority on July 18th as the new Program Assistant. Marvin Rhodeman began work at the beginning of July as a temporary seasonal maintenance worker.
- b. The staff retreat will be held Friday, July 22, 2005 at the K-State Student Union. There will be short meetings in the morning, and in the afternoon the staff will get a chance to go bowling.
- c. During the San Francisco trip, many lessons were learned and the Board will be busy in the future dealing with new financing options and asset management.
- d. Manhattan Housing Authority was notified by HUD that there was excess grant money for eligible Housing Authorities. We were eligible for the \$26,000 graduation incentive bonus based on end of participation records. Mandy successfully submitted the grant last week.
- e. The ROSS grant was contracted out, and it will be submitted on Monday. The focus of the grant will be on homeownership.
- f. The Housing Authority has advertised for a Resident Services Coordinator. If we are funded for the ROSS grant, that person will become the ROSS coordinator.

There were no commissioner comments.

VI. OLD BUSINESS

The Letter of Support for the Gardens at Flint Hills was moved to be discussed under the Acquisition Agreement in new business.

VII. NEW BUSINESS

- a. Application for Disposition of Property: Gary asked for clarification as to if the tracts had been renamed. JoAnn announced the plot of land was assessed at a value of \$66,000. JoAnn explained the resolution and answered commissioner and resident questions. Kathy moved to approve Resolution NO. 072005-A, Application for Disposition of Excess and Unused Land – Flint Hills Place as presented. Randy seconded. Gary asked if the presented plan was the final sight plan. JoAnn stated it was close to final, but not final. Gary also had issues with parking in front of the emergency access road. Motion carried by roll call vote 6-0.
- b. 2005 Agency Plan Revision: Kathy moved to approve Resolution NO. 072005-B, PHA Certifications of Compliance with the PHA Plans and Related Regulations as presented. Ida seconded. JoAnn explained the Agency Plan Revision and answered commissioner questions. Motion carried by roll call vote 6-0.
- c. Acquisition Agreement: Attorney Henry Otto answered questions about the conditions and contingencies of the Acquisition Agreement. It was decided that in contingency

number eleven (11) the word “overlying” will be changed to “resurfacing.” Gary moved to approve Resolution NO. 072005-C, Acquisition Agreement for The Gardens at Flint Hills as presented and corrected. Randy seconded. Motion carried by roll call vote 6-0.

- d. Resident Opportunities and Self Sufficiency (ROSS) Grant Submission: JoAnn explained the ROSS grant application and answered commissioner’s questions. Gary authorized the Executive Director to submit the ROSS grant application. Kathy seconded. Motion carried by roll call vote 6-0.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 7:15 p.m.

Respectfully Submitted,

Bruce Snead, Chair

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