

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
POTTAWATOMIE COURT COMPUTER LAB
Manhattan, KS 66502
August 17, 2005
5:30 p.m.**

Members Present: Gary Olds
Ida Leupold
Bruce Snead
Katherine Burgess
Jerry Lowenstein
Randy Stitt
Carol Gould

Members Absent: None

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

I. CALL TO ORDER

Bruce called the meeting to order at 5:40 p.m.

II. OPEN FORUM

- a. New Comments/Concerns: None
- b. Adjournment Time-7:30 p.m.: The Board of Commissioners agreed upon an Adjournment time of 7:30 p.m.

III. COMMISSIONER COMMENTS

Gary questioned JoAnn about our pet policy and HUD regulations allowing animals. JoAnn explained the HUD guidelines and also our local Housing Authority policy.

IV. MINUTES

It was moved and seconded to approve the July 20th meeting minutes as presented. Motion carried 6-0. Commissioner Gould abstained.

V. EXECUTIVE DIRECTOR REPORT

JoAnn informed the board of the following:

- a. The concern about the parking at Carlson Plaza was addressed. It was decided it would not be in the best interest of the development to make the front area a no parking zone due to pharmacy drop offs, family pick-ups, etc.
- b. The city assured the Housing Authority that the emergency entrance no parking issue at the Gardens at Flint Hills would be the city's responsibility, and not enforceable by the Housing Authority.
- c. The Cash Flow report for the Gardens at Flint Hills was copied and handed out.
- d. The second reading was approved at the City Commission Meeting for the cell towers that will be placed on Apartment Towers.
- e. A referral partnership agreement was signed with Highland Ridge Apartments. They agreed to give Section 8 individuals priority provided they meet all guidelines to admittance in the 96 units reserved for tax credit.
- f. In the Helping Hands Program there have been more requests for larger repairs. There were excess funds, and one individual was assisted with getting a new furnace, air conditioning unit, and hot water heater.

Ida questioned JoAnn about the complaints and asked what a non Housing Authority issue would be. Ida also asked what an "OJ warrant" was in the police report section.

VI. OLD BUSINESS

- a. Update on the Gardens at Flint Hills: The final development plan was approved by the planning board on Monday evening, so it is ready to be presented at the City Commission meeting. The property issue is being addressed, and a request has been submitted to HUD by City Attorney Bill Frost to delay the property transfer until the development goes through.

VII. NEW BUSINESS

- a. Capital Fund Financing Program: Gary asked if we had just completed a land assessment when Flint Hills and Baehr Place was redeveloped. The Housing Authority did not have to have this assessment for that project but JoAnn explained in order to receive and participate in this specific Capital Fund Program we must have the independent third party assessments at an estimated cost of \$10,000 . The bond issuance would provide the Housing Authority opportunity for funding capital needs; however, by having the assessments completed, they do not commit the housing authority to participating in the pooled bond issue. Randy moved to approve Resolution NO. 081705-A, authorizing the preparation of the physical needs assessment study and the management assessment. Carol seconded and stated this will be well worth the cost. Motion carried by roll call vote 7-0.
- b. Satellite Dishes: Gary requested that the matter be put on the agenda, as there are concerns with the satellite poles being a hazard and becoming a problem if too many people become interested in receiving satellite television. It was agreed upon by the Board that the Administration had it under control and that the issue would be addressed in greater detail if there were more satellites installed.
- c. Acting Executive Director Evaluation: The evaluation was set for the September meeting and the tour was moved back to the October meeting.

VIII. ADJOURNMENT

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

Respectfully Submitted,

Bruce Snead, Chair

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