

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS  
REGULAR MEETING  
APARTMENT TOWERS COMMUNITY ROOM  
Manhattan, KS 66502  
September 15, 2010  
5:30 p.m.**

**Members Present:** Eileen Meyer  
Randy Stitt  
Jan Galitzer  
Lorenza Lockett  
Phil Anderson

**Members Absent:** Ida Jane Leupold  
Bob Strawn

**City Commission Liaison:** Loren Pepperd, City Commissioner (attended as non-voting representative of Bob Strawn)

**Staff Present:** JoAnn Sutton, Executive Director  
Mandy Thomas, Assistant Executive Director  
Patrick O'Neil, Special Projects Manager

**I. CALL TO ORDER**

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

**II. OPEN FORUM**

- a. New Comments or Concerns: There were no new comments or concerns.
- b. Five Year Service Award: JoAnn presented Michelle Speicher, Property Manager for FHI and The Gardens, with a Certificate of Appreciation and a Service Award check in recognition of five (5) years of service to the Manhattan Housing Authority.
- c. Housing America Poster Contest Award: JoAnn presented Rebekah Efken with a certificate and award check for first prize in the Manhattan Housing Authority's "Housing America" poster contest. JoAnn added that Rebekah's poster was also awarded first place in Kansas NAHRO's "Housing America" poster contest and has been submitted to National NAHRO for judging.
- d. "EnviroKids" Award Presentation: JoAnn presented certificates of appreciation and gift certificates to the "EnviroKids", a group of resident children who volunteer to pick up litter and other debris around the Pottawatomie Court community. JoAnn also presented a certificate of appreciation and gift certificate to Carletta Edwards, Pottawatomie Court resident and organizer of the EnviroKids.
- e. Adjournment Time: Adjournment time was set for no later than 7:30 p.m.

**III. MINUTES**

Jan moved to approve the minutes of the August 18, 2010 Regular meeting as presented. Phil seconded. Motion carried 5-0.

**IV. EXECUTIVE DIRECTORS REPORT**

- a. JoAnn updated the Board on the block parties that were held at Baehr Place (for Baehr Place and Hudson Circle residents), Pottawatomie Court and Flint Hills Place (for FHI and The Gardens at Flint Hills residents). JoAnn stated that although attendance was low at some of the sites, the block parties were successful and many residents commented that this was a great opportunity to meet their neighbors. Surveys were completed by residents attending the block parties; most residents preferred the on-site block party to an off-site location.
- b. JoAnn informed the Board that although the Housing Authority is not required to submit an Annual Plan to HUD this year due to its designation as a “qualified” housing authority, it must hold a public hearing for the purpose of public comment and input into the Housing Authority’s plans for 2011. A Public Hearing will be held during the October Regular Board meeting (which will be held at Carlson Plaza) to fulfill this requirement.
- c. Randy asked about the Public Housing Occupancy Report and the average turn around time for unit readiness. JoAnn responded that average turn around time may be more than 30 days, depending on the condition of the unit when it is returned to the Housing Authority. Many units in the Flint Hills Place development are requiring carpet replacement during turnover, which leads to longer unit readiness times.

**V. COMMISSIONER’S COMMENTS**

- a. Lorenza asked about the proposed Preservation, Enhancement and Transformation of Rental Assistance (PETRA) initiative of HUD. JoAnn reviewed some of the provisions of PETRA, including changes in the initiative that would now make transitioning Public Housing units to Section 8 project-based units optional rather than mandatory as originally proposed.

**VI. OLD BUSINESS**

No Old Business

**VII. NEW BUSINESS**

- a. Revised Ceiling Rents – Resolution No. 091510-A: JoAnn explained that the last Revised Ceiling Rents, which were approved by the Board on October 28, 2009, inadvertently used the one bedroom utility allowance when calculating the ceiling rent for two bedroom units at Hudson Circle. In order to properly correct the error, the Board must approve a new resolution with the correct Ceiling Rent for these units. Jan moved to approved Resolution No. 091510-A, adopting the Revised Ceiling and Flat Rents. Phil seconded. Eileen asked if there were any further comments or discussion. There was no further discussion. Eileen called for a roll call vote. Roll call vote carried 5-0.

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting at 6:12 p.m.

Respectfully Submitted,

Eileen Meyer, Board Chair