

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
December 17, 2008
5:30 p.m.**

Members Present: Randy Stitt
Jim Sherow
Phil Anderson
Doug Kraemer

Members Absent: Janis Clare Galitzer
Eileen Meyer
Ida Jane Leupold

City Commission Liaison: Jim Sherow

Staff Present: JoAnn Sutton, PHM, Executive Director
Crystal Borhani, Public Housing Manager

- I. **CALL TO ORDER**
Randy called the meeting to order at 5:49 p.m.
- II. **OPEN FORUM**
JoAnn introduced Crystal Borhani, who has been hired to fill the position of Public Housing Manager.
- III. **COMMISSIONER'S COMMENTS**
There were no Commissioner Comments
- IV. **NEW BUSINESS**
 - a. **Alltel Contract Revision – Discussion:** JoAnn explained to the Board that Verizon Wireless is purchasing Altell, and the documents provided indicate that they are proposing to change some terms of the contract (i.e., monthly rental amount, renewal increases, termination clause). JoAnn also explained that despite an active contract for over a year, Altell is just now installing it's equipment on the building, and seems unlikely that they would be in a position to terminate the contract and it appears the site would be viable. After some discussion, the board directed JoAnn to counter-offer the following terms: a) rental amount remains at \$1,200 per month; b) renewal increase is revised from 10% to 5%; and c) the termination requirement remain at 6 months required notice.

V. EXECUTIVE SESSION

- a. Randy moved the Board move into Executive Session until 6:30 p.m. for the purpose of discussing the Executive Director evaluation. Jim seconded. Motion carried by roll call vote 4-0.
- b. Jim moved the Board recess from Executive Session at 6:30 p.m. Doug seconded. Motion carried.
- c. The Board commended JoAnn for a job well done in her capacity as Executive Director, and by consensus recommended a 2.5% Merit Increase and a 3% Cost of Living Increase. The board stated they would like to see the Housing Authority increase it's efforts to educate the community about the organization and it's mission.

VI. ADJOURNMENT

Randy moved to adjourn; Phil seconded. The meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

Randy Stitt, Board Chair