

**MANHATTAN HOUSING AUTHORITY BOARD OF COMMISSIONERS
SPECIAL MEETING
APARTMENT TOWERS COMMUNITY ROOM
Manhattan, KS 66502
December 20, 2005
12:00 Noon**

Members Present:

Ida Jane Leupold
Bruce Snead
Gary Olds
Phil Anderson
Randy Stitt
Andy Carson

Members Absent:

Carol Gould

City Commission Liaison:

Bruce Snead

Staff Present:

JoAnn Sutton, PHM, Executive Director
Mandy Thomas, Asst. Executive Director
Pamela Schreiber, Administrative Assistant

I. CALL TO ORDER

Bruce called the meeting to order at 12:15 p.m.

II. OPEN FORUM

- a. Adjournment Time-1:00 p.m. The Board of Commissioners agreed upon an Adjournment time of 1:00 p.m.

III. COMMISSIONER COMMENTS

Bruce welcomed Andy Carson to the Housing Authority Board of Commissioners. Andy was appointed to fill out Jerry Lowenstein's unexpired term. Each Commissioner introduced themselves to Andy.

Gary wanted to look into an experimental change out of furnaces from gas to electric, and see the effect on utility costs.

IV. NEW BUSINESS

- a. 2006 Operating Budget: JoAnn explained the budget, and the reasons why HUD was requesting the budget earlier for 2006. During discussion Gary suggested the Housing Authority request a waiver of PILOT from the city. Bruce stated that if it was in the best interest of the Housing Authority and Board so desired, the item could be brought to the attention of the City Commission. Gary requested that it become a discussion item in an

upcoming meeting. Gary questioned where the money from pop machines, graduation incentives, and consideration fees, etc. was shown. Gary also requested that we discuss how we would use the special purpose fund, and how it was going to be reported. This will also be an item for further discussion. Bruce asked if JoAnn had a feel that the Housing Authority would receive more Operating funding. JoAnn stated that if the funding did increase as a result of the Harvard study, it would be in increments. The last information that JoAnn had seen indicated that the Housing Authority would receive almost triple the amount of Operating Subsidies that they are currently receiving, but it was not a guarantee and incremental increases would not begin until 2007. Gary moved to approve Resolution No. 122005-A, adopting the proposed 2006 Operating Budget for the Manhattan Housing Authority Public Housing Program. Phil seconded. Motion carried by roll call vote 6-0.

- b. Flint Hills Place Rehabilitation: JoAnn stated that the Housing Authority and Jim had gained support from HUD when they visited on December 7, 2005. JoAnn provided the Board with a memo as requested at the November meeting, and asked that the Board to take the memo home for review and send any questions to JoAnn prior to the January meeting so that she could have detailed answers at the January meeting. Gary asked who would officially “own” the units for insurance purposes, etc. JoAnn said that she would get Gary that information. Further discussion will take place at the January meeting and the board will be asked to give their approval or disapproval for submission of the tax credit application.

V. ADJOURNMENT

It was moved and seconded to adjourn the meeting at 1:00 p.m.

Respectfully Submitted,

Bruce Snead, Board Chair

G:/Bd Commisisoners/Minutes/2005/122005/Special Meeting