

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF KANSAS CITY, KANSAS**

Thursday, February 21, 2019
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 21st day of February 2019 at 12 noon the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in regular session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matt Watkins, Chairman
Rev. Jimmie L. Banks, Vice-Chairman
Jacques Barber, Commissioner
Rachel Jefferson, Commissioner
Don Jolley, Commissioner
P. Anne McDonald, Commissioner
Timothy J. Rhodes, Commissioner
Alvin Sykes, Commissioner
Denise Tomasic, Commissioner
Linda Warner, Commissioner
Charles Wilson, Commissioner

ABSENT: Cardelia Walker, Commissioner

ALSO PRESENT: Milton Scott, Executive Director
Cherrie Escobar, Director of Section 8
Gerald Glavin, Asst. Director of Facilities Management
Melinda Linnell, Director of Housing Management
Julio Marino, Jr., User Support/Inventory Clerk
Sharron Davis-Mays, Self-Sufficiency Coordinator
Benice Meeks, Assistant Director of Finance
Jacqueline D. Randle, Executive Services Manager
Caroline Rogers, Director of Finance
Veronica Sanders, Financial Analyst
Anthony J. Shomin, Director of Facilities Management
Kendra Tyler, Asst. Director of Housing Management
Brenda J. Mosley, Welborn Villa President
Loretta Heath, St. Margaret's Park President
Kim L. Williams, Cyrus K. Holliday President
Sharon Robinson, Douglas Height President
Frances Sharon, Rosedale Towers President
Oliver Singleton, Plaza Towers President
Holly Duff, Wyandotte Towers President
Donald Johnson, Bethany Park Towers President

John Hopkins, resident

Chairman Watkins called the meeting to order and roll call was taken.

Chairman Watkins asked for a motion to approve the minutes. Vice-Chairman Banks made a motion to approve the minutes of January 17, 2019. Commissioner Rhodes seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, Jolley, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

ABSENT: Walker

ABSTAIN: None

Motion carried.

Executive Director's Report

- Mr. Scott noted that pages 8—24 of the board packet contain his written report.
- Mr. Scott then provided a review of the Board handouts as listed by the Table of Contents which consisted of the following: Black History Bookmark, New Year Staff Celebration January 2019, FY 2019 THUD Appropriation Bill In-Depth and Public Housing Occupancy Report.
- Mr. Scott noted that President's Day was on Monday so he invited all the Presidents from the Resident Association Councils to show appreciation to them for all they do for the residents. The Presidents then introduced themselves and stated which building they represented.
- Mr. Scott welcomed Caroline Rogers as the new Director of Finance. Ms. Rogers noted that she previously worked for Xerox, a Fortune 500 company. She supported a division that billed over \$100 Million annually. Her division employed about 350 employees in a 13 state region. Her key strengths are improving financial processes, tightening up internal controls and working with operations and delivery teams to improve key business matrix. Ms. Rogers has an accounting degree, a MBA in finance and a CPA certificate. This is her second week on the job. She has a list of goals and is learning processes to get familiar with what everyone does in her department. Ms. Scott added that Ms. Rogers has a banking background of 10-15 years.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

Commissioner Barber advised there was no report.

Finance

Commissioner McDonald noted there was no report. They will meet on February 27, 2019 at 4 p.m.

Inclusion and Public Information

Commissioner Warner's noted they will meet again in April.

Personnel

Vice-Chairman Banks noted they did not meet.

Development

Commissioner Rhodes indicated there was no report. They will have a joint meeting with CHIG next Wednesday, February 27, 2019 at 3 p.m.

Resident Participation

Commissioner Wilson indicated there was no report. They will meet on February 26, 2019.

Executive

Chairman Watkins noted this committee did not meet.

Community Housing Investment Group (CHIG)

Chairman Watkins noted that CHIG meet last month and there is a report within Mr. Scott's written report.

Public Comments

Chairman Watkins asked for comments from the public. Mr. John Hopkins, a disabled veteran, was present because he needs a service dog. He explained that he needs the service dog due to his disability and is requesting authorization to have the pet in housing. He previously had a service dog. However, this animal threw him down and he can no longer be used. He was hoping to get a baby dog under the emotional assistance act of HUD. Mr. Hopkins explained that he suffers from epilepsy and a dog will help with his daily living. The dog will not be aggressive, because of concerns for his neighbors. He will submit letters from his physician. He is currently paying for the dog to be boarded while it is being trained. The money comes from his veteran's pension and social security which is expensive on his income. Mr. Hopkins noted that Commissioner Wilson asked him to attend the meeting to explain his situation and need for a service animal. He is also in touch with Senator David Haley. Mr. Hopkins asked that the Board have compassion for him. Chairman Watkins asked that Ms. Linnell work with Mr. Hopkins and report back to the Board. Commissioner Wilson added that he spoke with Mr. Hopkins and has received the pet policy which states that pets are banned from the high-rises. He is concerned about Mr. Hopkins as he was told that Mr. Hopkins would need to be relocated to a place more suitable for a dog. He hopes a resolution can be worked out. Chairman Watkins indicated this situation would be tracked and the Board will see where this needs to go.

New Business Discussion Item

Resolution No. 2019-01, authorizing the Acceptance of the Bid and Authorizing a Contract for the Extension of Fire Sprinkler Protection into the Dwelling Units at Rosedale Towers located at 2314 West 39th Avenue in Kansas City, Kansas with Southtown Glass, Inc., dba SGI.

Mr. Shomin noted this resolution will authorize a contract for the extension of fire sprinkler protection into the dwelling units at Rosedale Towers. The building code requires that buildings with more than three floors have fire sprinkler protection. There is currently fire sprinkler protection in the common areas and the acceptance of this resolution will extend that protection to the dwelling units. The Procurement Policy was followed and an Invitation to Bid was mailed out to vendors on our mailing list. Five contractors picked up plans and three contractors bid this work. The apparent responsive low bidder is Southtown Glass, Inc., dba SGI with a bid of \$289,175. Bids ranged from \$289,175 to \$425,217. References were checked and positive comments were received. The architect and staff are recommending the acceptance of this bid with SGI in the amount of \$289,175 for the extension of fire sprinkler protection into the

dwelling units at Rosedale Towers. Commissioner Jolley questioned why there was a wide range in the bids. Mr. Shomin noted they all received the same plans and specifications. Commissioner Warner wanted to know if we have done this before, as it sounds like they will be working in individual units. Mr. Shomin noted that a Fire Marshall has made this a requirement and this will be a first for us. Staff will meet with Rosedale Tower residents to make them aware of what will be happening in their units. Commissioner Barber questioned if there would be assistance in moving furniture. Mr. Shomin noted the contractor is aware of this and their concern is for damages. This will all be discussed with the tenants to minimize the disruptions. Fire protection will be placed in every room. Chairman Watkins noted the bids of this sort can be all over the board, as different contractors have different pools that they pull from. Commissioner Rhodes noted that contractors sometimes bid high, as they may not necessarily need the work. Mr. Shomin noted there was also some concern about the units being occupied and having to move furniture which may have added to the cost. Commissioner McDonald noted that the winning bidder was not that far off from the architect's estimate.

Commissioner Rhodes made a motion to approve Resolution No. 2019-01. Vice-Chairman Banks seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, Jolley, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson
NAYS: None
ABSENT: Walker
ABSTAIN: None

Motion carried.

RESOLUTION NO. 2019-01—AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT FOR THE EXTENSION OF FIRE SPRINKLER PROTECTION INTO THE DWELLING UNITS AT ROSEDALE TOWERS LOCATED AT 2314 WEST 39TH AVENUE IN KANSAS CITY, KANSAS WITH SOUTHTOWN GLASS, INC., DBA SGI

Chairman Watkins noted that he wanted to make sure Mr. Hopkins' request was followed up on and he would like to make sure we are tracking these types of accommodations that were made in the past.

Commissioner Sykes asked about an update on the Envision project. Mr. Scott indicated there will be a meeting on tomorrow to discuss the Envision Center. A calendar invitation was sent out. They want to open a center in April and are looking at using the maintenance facility in the future.

With no further business, Chairman Watkins asked that the meeting be adjourned. Commissioner Tomasic made the motion to adjourn the meeting. Commissioner McDonald seconded the motion and the following motion was recorded:

AYES: Banks, Barber, Jefferson, Jolley, McDonald, Rhodes, Sykes, Tomasic, Warner, Watkins, Wilson

NAYS: None

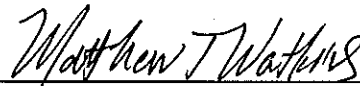
ABSENT: Walker

ABSTAIN: None

Motion carried.



Milton Scott, Executive Director



Matt Watkins, Chairman