

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

Thursday, June 20, 2019
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 20th day of June 2019 at 12 noon the Board of Commissioners of the Housing Authority of Kansas City, Kansas met in annual session. The meeting was called to order by Chairman Watkins, and upon roll call, the following members of the body were present:

Matthew T. 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
Denise Tomasic, Commissioner
Cardelia Walker, Commissioner
Linda Warner, Commissioner

ABSENT: Alvin Sykes, Commissioner
Charles Wilson, Commissioner

ALSO PRESENT: Thomas M. Scott, Interim Executive Director
Cherrie Escobar, Acting Deputy Director
Gerald Glavin, Asst. Director of Housing 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

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

Vice-Chairman Banks made a motion to approve the minutes of May 16, 2019. Commissioner Rhodes seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Sykes, Wilson

ABSTAIN: None

Motion carried.

Vice-Chairman Banks made a motion to approve the minutes of June 3, 2019. Commissioner Warner seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Sykes, Wilson

ABSTAIN: None

Motion carried.

Executive Director's Report

- Mr. Scott introduced himself as the Interim Executive Director. He noted that he previously worked at this agency for 26 years.
- Due to time constraints, no written Executive Director's report was prepared. The monthly reports begin on page 9 of the board packet. Mr. Scott welcomed questions from the Board, but there were none.
- Mr. Scott noted that in 2011 the Board gave the Executive Director the authority to close the agency. He recommended that the agency close on July 5, 2019 to give staff an extended weekend. He suggested that closing the office was warranted at this time to boost morale.

Commissioner Tomasic made a motion to accept the Interim Executive Director's request to close the office on Friday, July 5, 2019 to give staff an extended weekend. Commissioner Warner seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: Sykes, Wilson

ABSTAIN: None

Motion carried.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

No report.

Finance

Commissioner McDonald provided a written report. She noted the Finance Committee met on June 17, 2019 at which time Ms. Rogers reported on the FDS submission and she is working on streamlining procedures in the Finance Department. It was noted that we either have or are about to hire new auditors. It was learned that Mr. Scott will meet with HUD officials on Monday to address items listed in its letters dated May 30th and 31st. More HUD training was discussed for the finance staff. It was noted that Mr. Scott observed Ms. Rogers' hard work on the agency's financing. There was discussion on having to repay HUD for money spent out of the wrong bucket.

Mr. Scott noted his meeting with HUD went well. He learned that the unofficial result of the FDS was that our score was low, but it should not be substandard.

Inclusion and Public Information

Commissioner Warner noted the Inclusion and Public Information committee has not met.

Personnel

Vice-Chairman Banks noted the Personnel committee has not met.

Development and Improvement

Commissioner Rhodes noted the Development and Improvement committee did not meet.

Resident Participation

Commissioner Wilson was not present.

Executive

Chairman Watkins noted the Executive Committee has met on multiple occasions; however, his report will be saved for Executive Session.

Community Housing Investment Group (CHIG)

Chairman Watkins noted the next quarterly CHIG board meeting will take place in July. However, a special meeting will take place tomorrow at 10 a.m.

Public Comments

There were no comments from the public.

New Business Discussion Item

Resolution No. 2019-09—adopting the 61st Annual Report, was introduced.

Ms. Rogers presented an unaudited copy of the FDS that was submitted to HUD. The report was broken down by AMPs, Public Housing, Section 8, CHIG, and COCC. Operational and Capital Fund activity was included. Ms. Rogers highlighted a few line items on the report. Our total assets are \$71.2 Million. Our outstanding debt is \$11.8 Million. Pension liability is \$3.9 Million. Our equity position is \$48.6 Million. The COCC has a negative position of \$2.5 Million and has been negative for the past three years. In 2017 it was -\$343,000; in 2018 it was -782,000. She noted there was a typo and we are not recommending a salary freeze. Mr. Scott noted the numbers were based on six months. Commissioner Tomasic questioned why CHIG funds were listed on the balance sheet. Ms. Rogers noted that while CHIG funds are listed, these funds are not available. Mr. Scott explained that the CHIG funds will be removed and not

shown on the Housing Authority spreadsheet. However, CHIG will have to ask that this be removed and it should be resolved in the July CHIG meeting.

Commissioners Barber and Jefferson discussed meeting to learn more about the agency's finances. Chairman Watkins suggested coordinating a meeting with the Finance Chair and added that Board members are always welcome at the Finance Committee meetings. Additionally Vice-Chairman Banks indicated there should be updates from those in various areas of expertise. Mr. Scott mentioned having staff participate in an upcoming webinar which will be at noon CST on July 2, 2019 which will help the Board with understanding the agency's finances. Commissioner Rhodes will provide sign-up information to Ms. Randle to disseminate to the Board via email.

Commissioner McDonald made a motion to approve Resolution No. 2019—09. Commissioner Rhodes seconded the motion and the following vote was recorded:

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

Motion carried.

RESOLUTION NO. 2019-09—ADOPTING 61ST ANNUAL REPORT.

Executive Session

Vice-Chairman Banks made a motion to go into Executive Session for about 30 minutes to allow the Commission to discuss the job performance of the Executive Director of the Housing Authority, which is a private personnel matter related to a specific non-elected employee, as permitted by the Kansas Open Meetings Act; and to reconvene in open session at 1:30 p.m. in the boardroom at the KCKHA, 1124 N. 9th Street; Kansas City, Kansas. Commissioner McDonald seconded the motion and it passed unanimously.

Commissioner Walker left the meeting prior to be start of Executive Session. Mr. Scott was present during Executive Session. *Executive Session took place from 12:56 p.m.—1:30 pm.*

Commissioner Tomasic made a motion to come out of Executive Session. Commissioner Rhodes seconded the motion and it passed unanimously.

Vice-Chairman Banks made a motion to return to Executive Session for 10 minutes to discuss a real estate matter. Commissioner Rhodes seconded the motion and it passed unanimously.

Mr. Scott was present during Executive Session. *Executive session took place from 1:32 p.m.—1:42 p.m.*

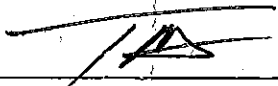
Commissioner McDonald made a motion to come out of Executive Session and it was seconded by Commissioner Tomasic. The motion passed unanimously.

Commissioner Rhodes made a motion to approve Resolution No. 2019—10. Vice-Chairman Banks seconded the motion and it passed unanimously.

With no further business, Chairman Watkins asked that the meeting be adjourned and it passed unanimously.



Matthew T. Watkins, Chairman



Thomas M. Scott, Interim Executive Director