

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

Thursday, January 17, 2019
12 noon

Administrative Bldg.
1124 N. 9th Street

On the 17th day of January 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 (via conference call)
Don Jolley, Commissioner
Timothy J. Rhodes, Commissioner (via conference call)
Alvin Sykes, Commissioner
Denise Tomasic, Commissioner
Cardelia Walker, Commissioner
Charles Wilson, Commissioner

ABSENT: P. Anne McDonald, Commissioner
Linda Warner, Commissioner

ALSO PRESENT: Milton Scott, Executive Director
Cherrie Escobar, Director of Section 8
Melinda Linnell, Director of Housing Management
Julio Marino, Jr., User Support/Inventory Clerk
Sharron Davis-Mays, Self-Sufficiency Coordinator
Benice Meeks, Director of Finance
Jacqueline D. Randle, Executive Services Manager
Veronica Sanders, Financial Analyst
Anthony J. Shomin, Director of Facilities Management
Kendra Tyler, Asst. Director of Housing Management
Oliver Singleton, Plaza Towers' President
Loretta Heath, St. Margaret's Park President
Donald Johnson, Bethany Park Towers' President

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

Chairman Watkins asked for a motion to approve the minutes. Commissioner Sykes asked that the minutes capture Commissioner Wilson's written statement to the Board. It was noted that Commissioner Wilson's written statement was in the handouts.

Commissioner Sykes made a motion to approve the minutes with the amendment to include Commissioner Wilson's written statement placed in the minutes. There was no second and the motion failed to pass.

Vice-Chairman Banks made a motion to approve the minutes of December 20, 2018. Commissioner Jolley seconded the motion and the following vote was recorded:

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

NAYS: None

ABSENT: McDonald, Walker, Warner

ABSTAIN: None

Motion carried.

Executive Director's Report

- Mr. Scott noted that in addition to his report on pages 10—28 of the board packet, there were a number of handouts provided to the Board.
- Mr. Scott then provided a review of the Board handouts as listed by the Table of Contents which consisted of the following: An email from HUD regarding Rosedale Ridge; Letter to HUD regarding the EnVision Center Initiative; 2018 ROSS Service Coordinators Grant Award; Staff response to resident complaint at December board meeting; Letter from Council of United Residents, Commissioner Wilson's written statement; NAHRO email related to HUD funding for February, but not March; Minutes from joint Finance and Development Committee, dated January 9, 2019; CHIG minutes dated October 16, 2018 and Public Housing Occupancy Report.
- Ms. Linnell met with the resident at Wyandotte Towers who had complaints at last month's board meeting. Managers and maintenance staff will communicate better to take care of the properties. *(Commissioner Walker arrived.)*
- Mr. Scott noted that NAHRO and HUD has communicated there are funds available through February and no funds are available for March. Ms. Escobar has written Section 8 landlords asking them to work with us during this shutdown period to assure landlords that they will receive their HAP assistance once the funds are available. We will be visiting with the banks to get a line of credit to keep the agency running and to offset HAP

payments. We want to be prepared if the shutdown continues. We may need to go into our reserves and have a plan in place if the shut down continues. Letters have been written to our representatives regarding this matter.

Committee Reports

Chairman Watkins called for committee reports.

Bylaws

Commissioner Barber advised there was no report.

Finance

Chairman Watkins noted that the joint Finance and Development Committees met and there are minutes in the board handouts. A fair amount of ground was covered with Christal Watson. The agency has received a proposal to utilize the maintenance center as a training center. Several steps will need to be worked through to make this happen. There was general agreement to continue with this proposal. The potential is there for a training facility located on a bus line. The training would consist of GED, soft skills and training for specific job skills. Vice-Chairman Banks asked that the agency do its due diligence on this matter. He asked would their improvements change our ownership. Chairman Watkins indicated it would not. Mr. Scott added that the lessor will receive a rent abatement for doing the work on the building. The meeting concluded with discussion regarding the new maintenance facility.

Community Housing Investment Group (CHIG)

Chairman Watkins noted that the October 2018 CHIG minutes were approved at its January 2019 meeting and is included in the board handouts. He explained that Delaware Highlands Assisted Living (DHAL) is still performing at a high level. The Managed Care Organizations (MCOs) are still a challenge, with one moving out and another one coming on board. We are waiting to see what will happen with the new governor. Significant improvements totaling close to half a million dollars have taken place over the last five years. Lastly, the CHIG board authorized \$50,000 for rebranding. Proposals have been received and are in the process of being scored.

Inclusion and Public Information

In Commissioner Warner's absence, Mr. Scott noted that this committee is scheduled to meet January 28, 2019.

Personnel

Vice-Chairman Banks noted they did not meet.

Development

Chairman Watkins explained that this report was already covered under Finance.

Resident Participation

Commissioner Wilson indicated that a meeting is scheduled for January 22, 2019.

Executive

Chairman Watkins noted the Executive Committee did not meet.

Public Comments

Chairman Watkins asked for comments from the public. Mr. Oliver Singleton, President of Plaza Towers Resident Council and also the Council of United Residents made the following comments regarding the chairmanship of the Resident Participation Committee: Mr. Singleton sent a letter to Mr. Scott which would be made available to the Board. He noted that they have no interest in who chairs the Resident Participation Committee. They voted Mr. Wilson in to interface with the residents and the Board. They did not vote on who would be the lead person on the standing Resident Participation Committee. He indicated that according to the policies and procedures, the Chairperson of the KCKHA Board of Commissioners would make the appointment of chair for the Resident Participation Committee. He does not see this as being a responsibility of the Resident Council. They are only required to have an election and the vote was in favor of Mr. Wilson. He indicated they have other issues to deal with such as break-ins and people entering the building at all times of the day and night. He provided examples of issues occurring at his building. Mr. Singleton noted they thought they were getting a board member who would come out and listen to their concerns and relay this back to the Board of Commissioner. He indicated this has not happened. He concluded that they want to stay in alignment with the policies and procedures as they have too much work to do at their properties. Mr. Scott informed the Board that they were provided with a copy of the letter Mr. Singleton was referring to earlier in his comments.

Ms. Loretta Heath, President of St. Margaret's Park, offered the following: She noted that they knew Mr. Sykes was interested and there is nothing against him,

but they already have Mr. Wilson in place to meet their needs and be their voice on the Board. She indicated the Board would know where the residents stand through Mr. Wilson being their voice. Ms. Heath discussed having someone in place with the personality to work with the residents and not be so concerned with just policies. She discussed excessive vehicles on the property and other activities that Mr. Wilson should bring before the Board for action. She noted that Mr. Wilson represents them well. Commissioner Walker questioned if Ms. Heath was getting the representation they wanted from the Board. Ms. Heath indicated yes and that Mr. Wilson knows what their concerns are. (*Commissioner Rhodes exits the conference call.*)

Mr. Donald Johnson noted that he was the newly elected President of Bethany Park Towers. He then offered the following: He does not see why the residents would be involved with who chairs the Resident Participation Committee. He offered that Mr. Wilson has attended some of their past meetings. The residents do a good job running their board and do not need to be involved here. He said there are enough issues at their buildings to keep them busy. He noted concerns about their parking lot and the building flooding when it rains, elevators issues, etc. He concluded that they would let the Board be concerned with who chairs the Resident Participation Committee.

Chairman Watkins closed the public comments and took questions from the Board. Commissioner Wilson addressed Mr. Singleton's concern and noted he would be happy to come out to his building. He has gone out to Bethany Park Towers and Belrose Manor. Commissioner Wilson advised that he is available to go out to other areas, as well. He and Commissioner Jefferson have discussed rotating the Resident Participation meetings to different sites and they are working on this.

Commissioner Jolley questioned if there were security issues at the buildings and why there was no overnight security. Chairman Watkins noted there is security at some sites and we could do more to address this. Mr. Scott explained that we are looking at putting together a comprehensive plan and pulling together neighborhood resources. It was noted the private duty security was being used. Commissioner Wilson noted they have night managers acting as security in his building. He also works as a night manager from 10 p.m. — 8 a.m., to ensure the building is secured. They monitor the building addressing pull cords issues, panic alarms, fire alarms and things of that nature. Mr. Scott indicated staff was compensated for their role in helping with security. Commissioner Jolley asked if they were trained. Chairman Watkins noted relationships are in place with the police department to ensure the safety of our residents.

Commissioner Sykes noted two things. There were armed guards at his building during the summer. Currently three residents are putting in an extreme amount of time working from 8 a.m.—midnight, M—F, without compensation, to keep the building safe. They have expressed a desire for some type of compensation. Also, a confrontation between a married couple took place on his floor and there was destruction of housing authority property. When Commissioner Sykes called the night manager, he was instructed to call the police or Housing Authority security. He indicated the problem with calling directly is that the police would know who called. Housing Authority security was called and they refused to call the police stating he was a third-party person. Ultimately, after identifying himself to the guard, the police were called and they came. He understands that Wyandotte Towers' security is for everyone, but wanted to understand the protocol. Ms. Linnell noted they do assist, but she would look into this. Commissioner Jolley shared that that the presence of an officer cuts down on problems.

Chairman Watkins thanked everyone for their comments. He noted his appreciation for hearing the comments and position of the residents. This is confirmation of how we have done business and will continue to do business.

New Business Consent Item

Vice-Chairman Banks made a motion to approve Resolution No. 3393. Commissioner Barber seconded the motion and the following vote was recorded:

AYES: Banks, Barber, Jefferson, Jolley, Sykes, Tomasic, Walker, Watkins, Wilson

NAYS: None

ABSENT: McDonald, Warner, Rhodes

ABSTAIN: None

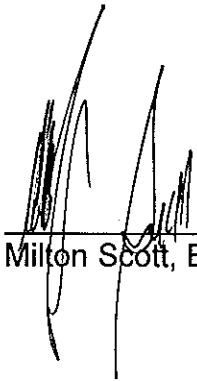
Motion carried.

Resolution No. 3393, authorizing the disposal of scrap metal.

This resolution authorizes the disposal of 13 refrigerators and 11 ranges identified by manufacturer serial numbers and PHA decal numbers. The value for these appliances will be determined by scrap metal weight.

RESOLUTION NO. 3393—AUTHORITY TO DISPOSE OF SCRAP METAL

With no further business, Chairman Watkins asked that the meeting be adjourned.



Milton Scott, Executive Director



Matt Watkins, Chairman